

Executive Summary Report

Characteristics-Based Market Adjustment for 2006 Assessment Roll

Area Name / Number: Mt. Baker/ Seward Park - 81

Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 805

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2005 Value	\$139,200	\$264,200	\$403,400	\$440,700	91.5%	17.80%
2006 Value	\$155,600	\$272,100	\$427,700	\$440,700	97.1%	17.73%
Change	+\$16,400	+\$7,900	+\$24,300		+5.6%	-0.07%
% Change	+11.8%	+3.0%	+6.0%		+6.1%	-0.39%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.07% and -0.39% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2005 Value	\$168,100	\$269,400	\$437,500
2006 Value	\$188,200	\$277,200	\$465,400
Percent Change	+12.0%	+2.9%	+6.4%

Number of one to three unit residences in the Population: 4978

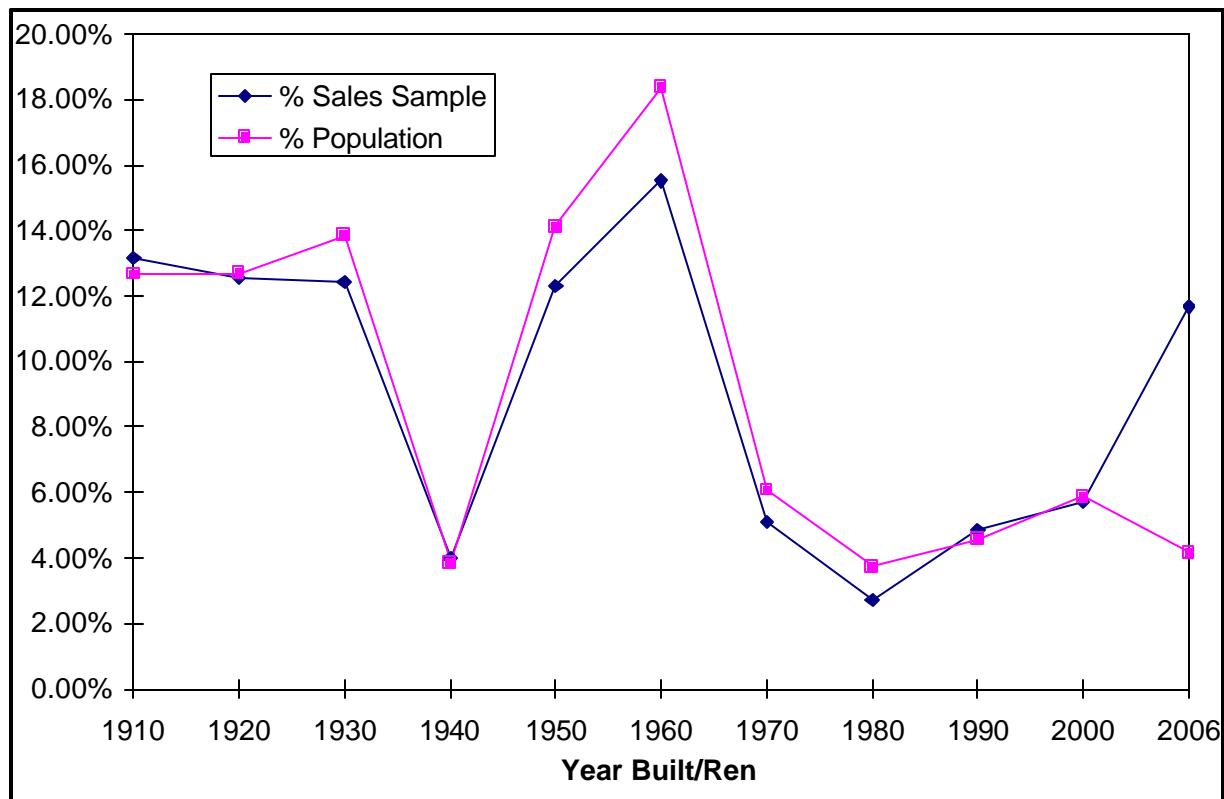
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Grade 6 improvements had lower average ratios than other grade improvements. This formula adjusts these values upward more than others, thus improving equalization. New Year Built Improvements (Year Built >2000) had higher average ratios than other year built improvements. This formula adjusts these values upward less than others, thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	106	13.17%
1920	101	12.55%
1930	100	12.42%
1940	32	3.98%
1950	99	12.30%
1960	125	15.53%
1970	41	5.09%
1980	22	2.73%
1990	39	4.84%
2000	46	5.71%
2006	94	11.68%
	805	

Population		
Year Built/Ren	Frequency	% Population
1910	631	12.68%
1920	632	12.70%
1930	690	13.86%
1940	192	3.86%
1950	703	14.12%
1960	915	18.38%
1970	302	6.07%
1980	186	3.74%
1990	228	4.58%
2000	292	5.87%
2006	207	4.16%
	4978	

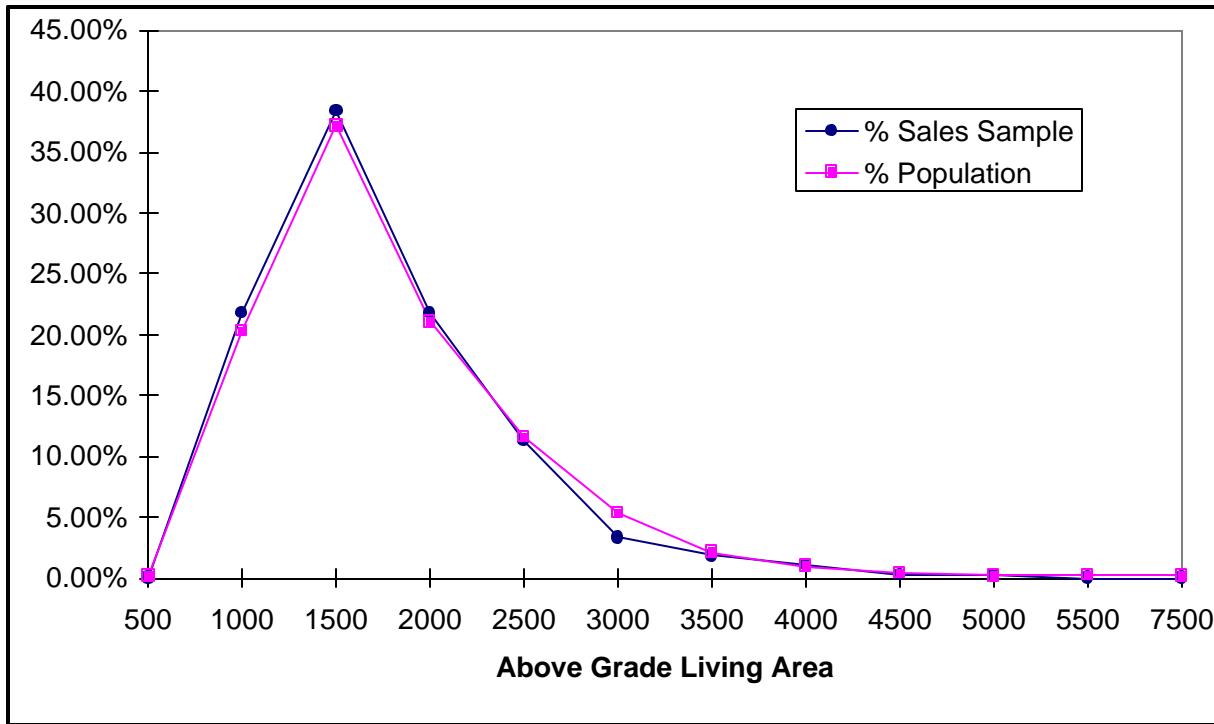


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	175	21.74%
1500	309	38.39%
2000	175	21.74%
2500	91	11.30%
3000	27	3.35%
3500	15	1.86%
4000	9	1.12%
4500	2	0.25%
5000	2	0.25%
5500	0	0.00%
7500	0	0.00%
	805	

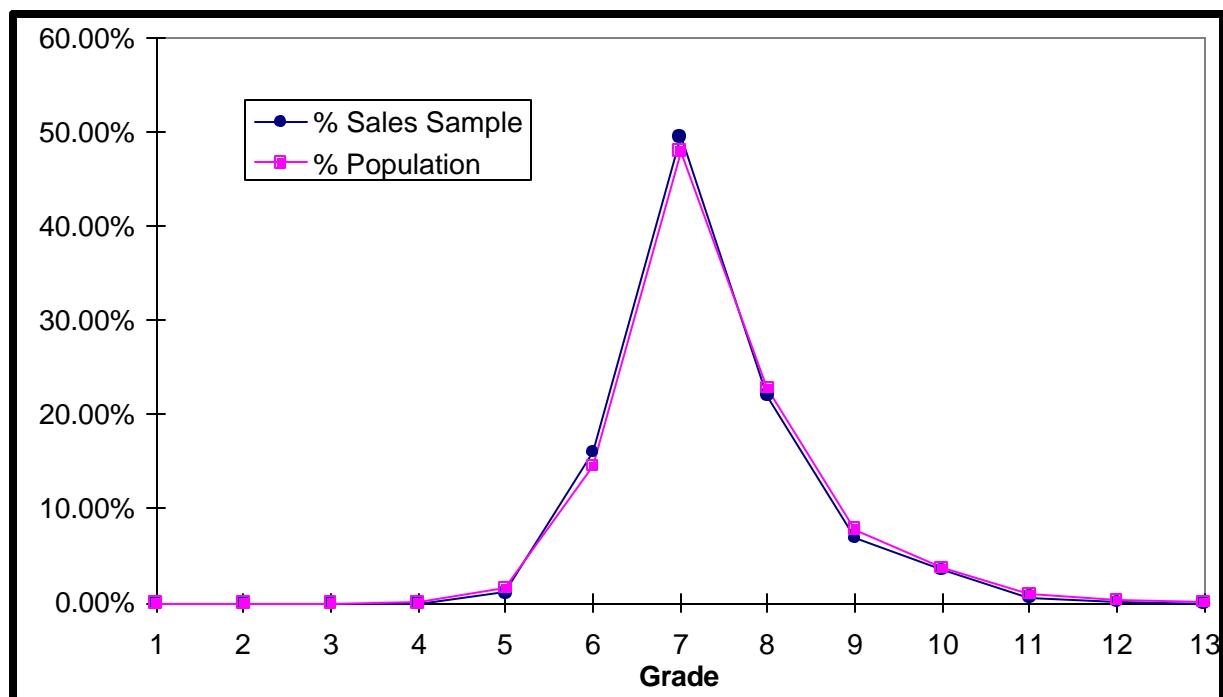
Population		
AGLA	Frequency	% Population
500	9	0.18%
1000	1012	20.33%
1500	1849	37.14%
2000	1049	21.07%
2500	577	11.59%
3000	267	5.36%
3500	108	2.17%
4000	49	0.98%
4500	22	0.44%
5000	11	0.22%
5500	13	0.26%
9500	12	0.24%
	4978	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

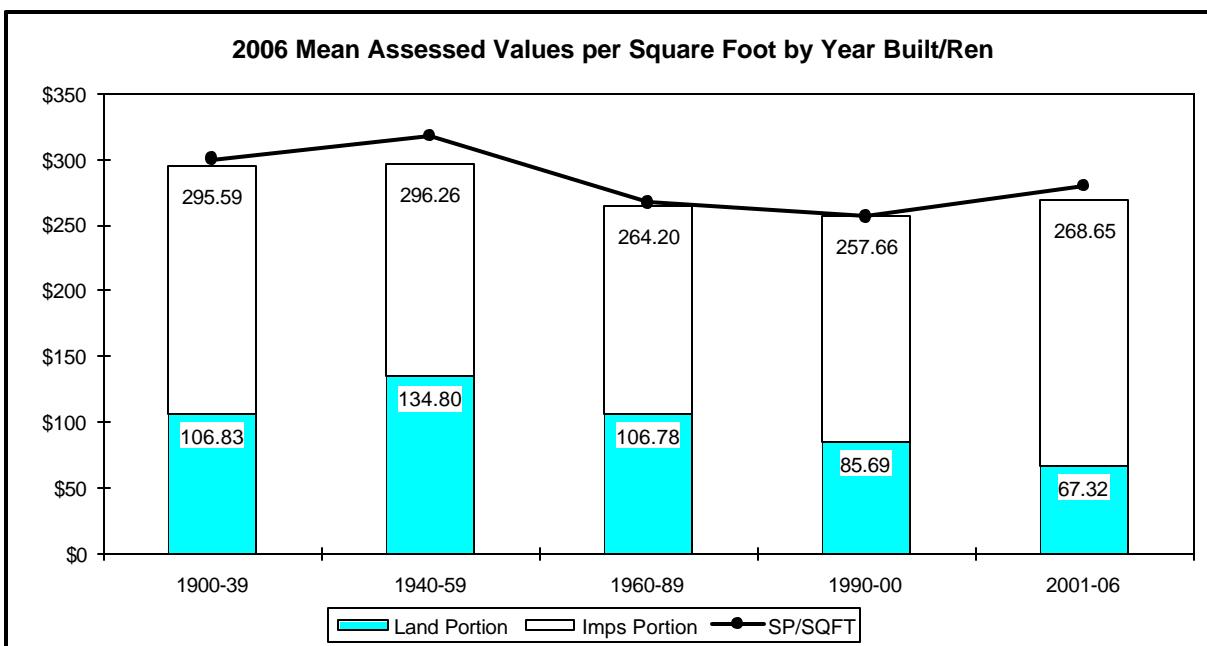
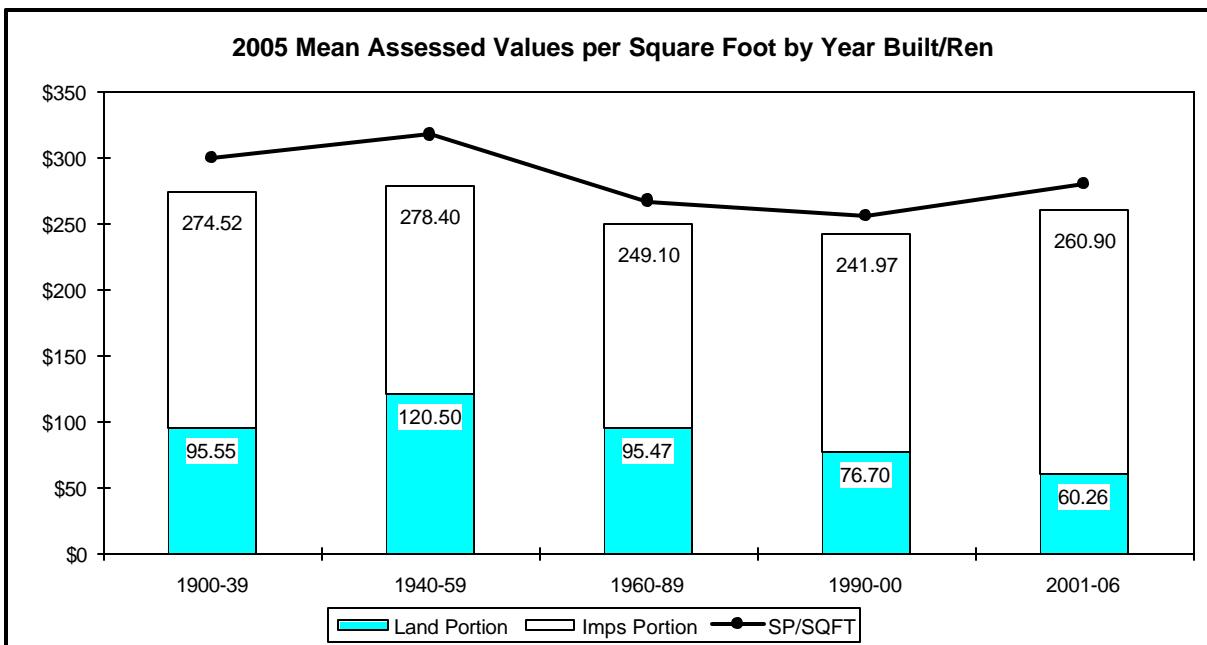
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	1	0.02%
5	9	1.12%	5	78	1.57%
6	129	16.02%	6	726	14.58%
7	399	49.57%	7	2391	48.03%
8	178	22.11%	8	1139	22.88%
9	56	6.96%	9	390	7.83%
10	28	3.48%	10	185	3.72%
11	5	0.62%	11	49	0.98%
12	1	0.12%	12	15	0.30%
13	0	0.00%	13	4	0.08%
	805			4978	



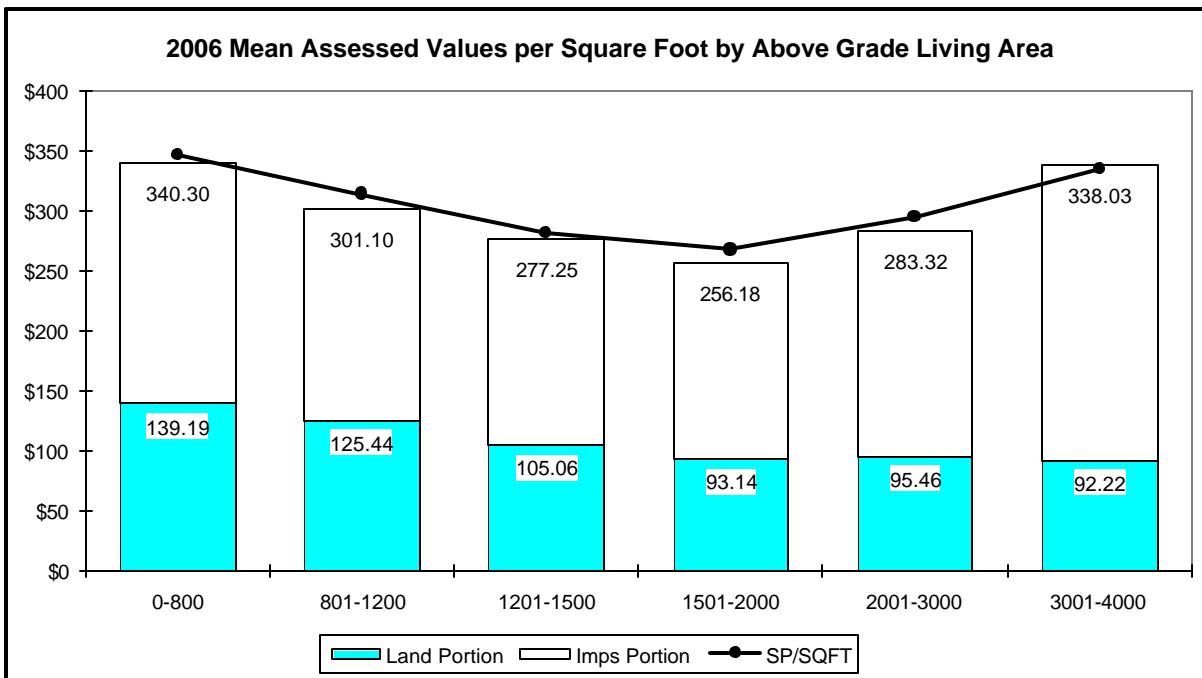
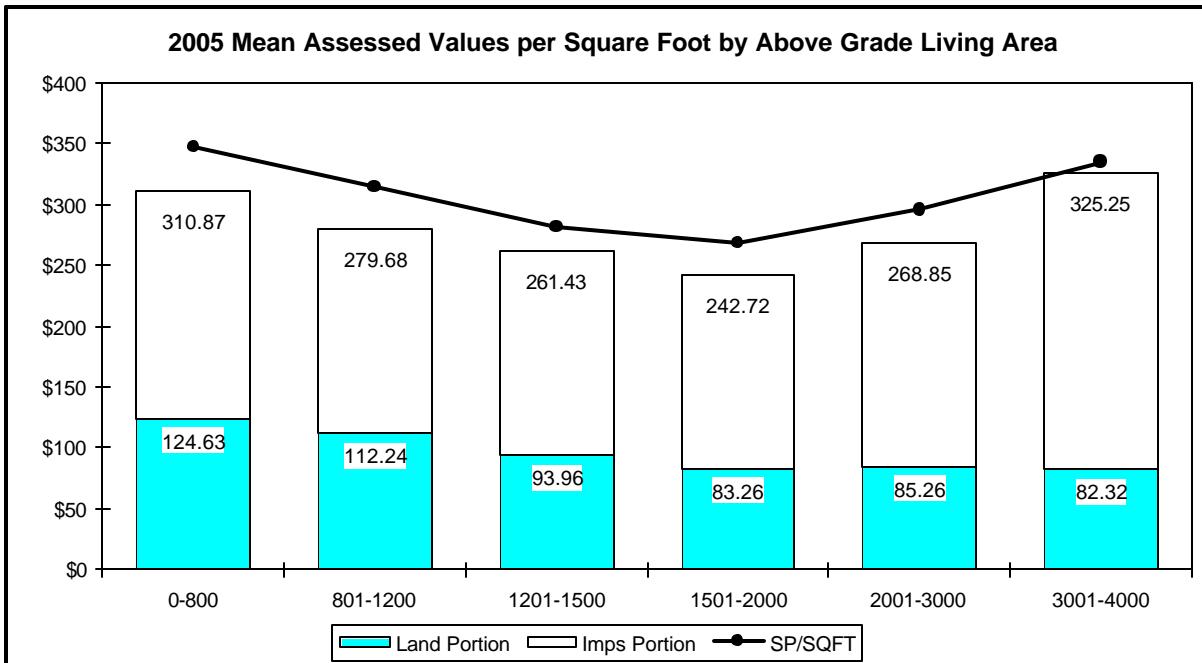
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values
By Year Built / Renovated**



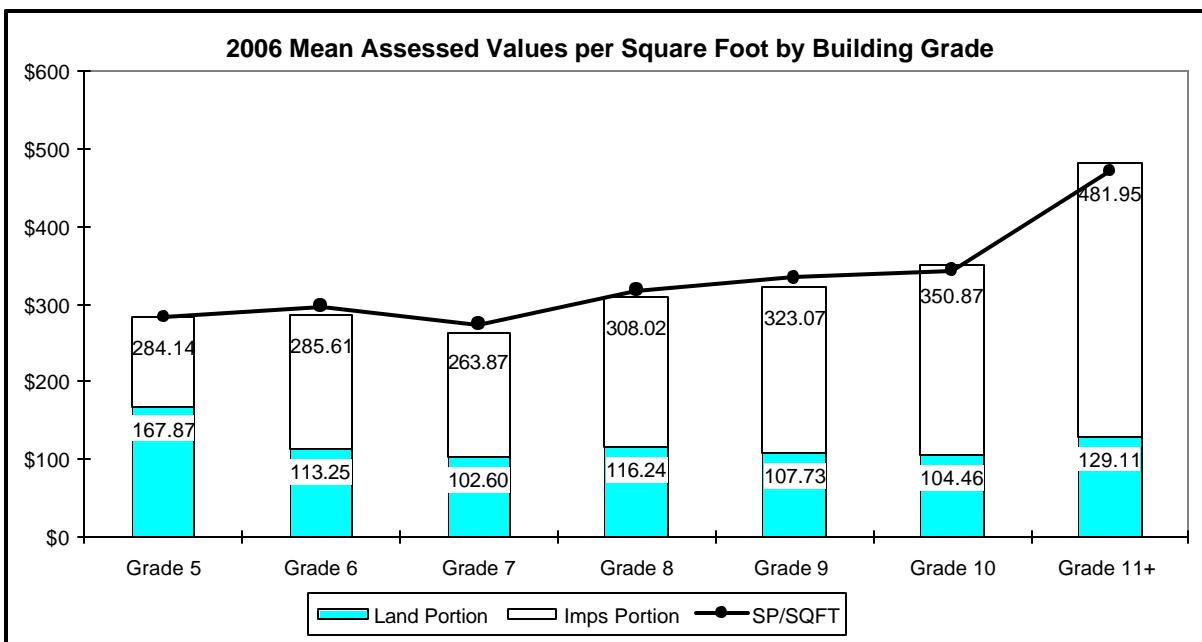
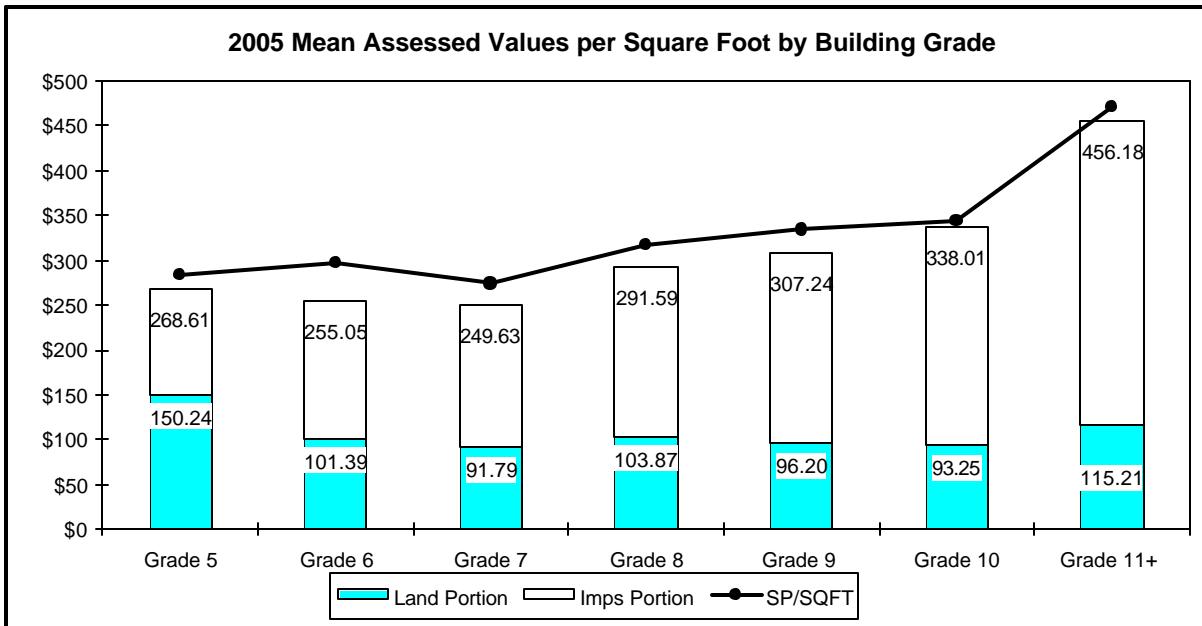
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Above Grade Living Area**

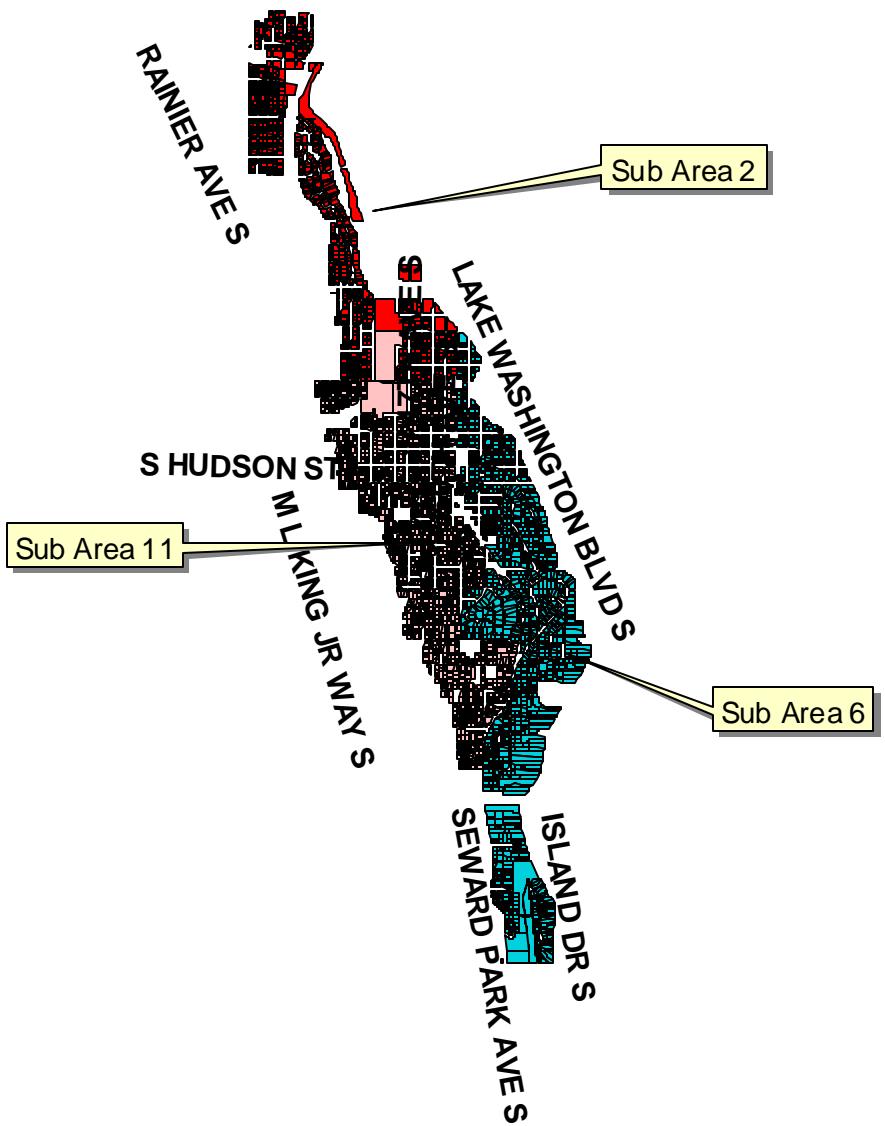


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2005 and 2006 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 81

Mt. Baker/Seward Park

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June 2, 2005

1000 0 1000 2000 3000 4000 Feet



King County
Department of Assessments

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Sub Areas

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6
11

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 5 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 12.2% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

$$2006 \text{ Land Value} = 2005 \text{ Land Value} \times 1.122, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 805 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Grade 6 improvements had lower average ratios than other grade improvements. This formula adjusts these values upward more than others, thus improving equalization. New Year Built Improvements (Year Built >2000) had higher average ratios than other year built improvements. This formula adjusts these values upward less than others, thus improving equalization.

The derived adjustment formula is:

2006 Total Value = 2005 Total Value / {(0.9424891-(0.05141773 if Grade=6) +(0.03996344 if Year Built is greater than 2000 (New YB))}

The resulting total value is rounded down to the next \$1,000, *then:*

2006 Improvements Value = 2006 Total Value minus 2006 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2006 Land Value + Previous Improvement Value * 1.03)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value * 1.03).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If improvement count =1 and an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*If residential properties exist on commercially zoned land, there is no change from previous value. (2006 total value = 2005 total value)

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 81 Annual Update Model Adjustments

2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.10%	
Grade 6	Yes
% Adjustment	6.12%
New Year Built (>2000)	Yes
% Adjustment	-4.32%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a Grade 6 parcel would *approximately* receive a 12.22% upward adjustment (6.10% Overall + 6.12% Grade 6). There are 129 sales and 726 in the population.

A New Year Built Home (>2000) would approximately receive a 1.79% upward adjustment (6.10% overall - 4.32% New Yr Blt). There are 94 sales and 127 in the population.

82% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 81 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.971.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	9	0.946	1.000	5.8%	0.863	1.138
6	129	0.859	0.962	12.0%	0.925	0.998
7	399	0.911	0.962	5.7%	0.946	0.979
8	178	0.916	0.968	5.6%	0.942	0.994
9	56	0.919	0.966	5.0%	0.914	1.017
10	28	0.981	1.018	3.8%	0.976	1.061
11	5	0.975	1.028	5.4%	0.913	1.143
12	1	0.957	1.016	6.1%	N/A	N/A
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1939	331	0.913	0.977	7.1%	0.958	0.997
1940-1959	223	0.884	0.939	6.3%	0.916	0.963
1960-1989	108	0.936	0.993	6.1%	0.960	1.026
1990-2000	49	0.935	0.995	6.4%	0.930	1.060
>2000	94	0.950	0.975	2.6%	0.949	1.000
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair	8	0.911	0.985	8.1%	0.828	1.142
Average	659	0.918	0.972	5.9%	0.959	0.986
Good	124	0.904	0.963	6.5%	0.931	0.995
Very Good	14	0.907	0.967	6.6%	0.835	1.099
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	432	0.910	0.974	7.0%	0.957	0.991
1.5	164	0.896	0.954	6.5%	0.926	0.983
2	188	0.926	0.968	4.6%	0.945	0.991
2.5	11	0.906	0.961	6.1%	0.828	1.094
3	10	1.043	1.079	3.5%	1.034	1.125

Area 81 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.971.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

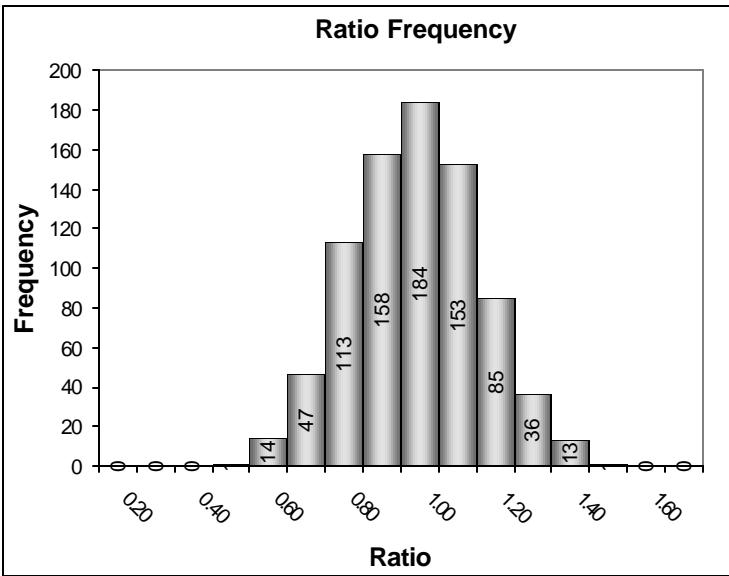
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
0-800	48	0.894	0.979	9.5%	0.918	1.040
801-1200	244	0.892	0.960	7.6%	0.937	0.982
1201-1500	192	0.931	0.987	6.0%	0.963	1.010
1501-2000	175	0.905	0.955	5.5%	0.928	0.982
2001-3000	118	0.911	0.960	5.3%	0.925	0.995
3001-4000	24	0.972	1.011	4.0%	0.980	1.041
4001-5000	4	1.065	1.115	4.7%	0.969	1.262
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	547	0.907	0.965	6.4%	0.950	0.979
Y	258	0.926	0.978	5.6%	0.956	0.999
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	805	0.915	0.971	6.0%	0.958	0.983
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
2	156	0.923	0.977	5.8%	0.950	1.004
11	426	0.919	0.975	6.1%	0.959	0.992
6	223	0.903	0.958	6.0%	0.933	0.982
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<3000	15	0.960	1.006	4.8%	0.928	1.083
03000-05000	301	0.895	0.953	6.5%	0.933	0.974
05001-08000	363	0.919	0.974	5.9%	0.956	0.992
08001-12000	90	0.947	1.002	5.8%	0.964	1.040
12001-16000	24	0.934	0.983	5.3%	0.898	1.068
16001-43559	12	0.865	0.912	5.5%	0.820	1.004

Annual Update Ratio Study Report (Before)

2005 Assessments

District/Team: West Central/Team 2	Lien Date: 01/01/2005	Date of Report: 8/8/2006	Sales Dates: 1/2003 - 12/2005
Area 81 - Mount Baker/Seward Pk	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	805		
Mean Assessed Value	403,400		
Mean Sales Price	440,700		
Standard Deviation AV	221,896		
Standard Deviation SP	247,241		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.938		
Median Ratio	0.938		
Weighted Mean Ratio	0.915		
UNIFORMITY			
Lowest ratio	0.495		
Highest ratio:	1.448		
Coefficient of Dispersion	14.46%		
Standard Deviation	0.167		
Coefficient of Variation	17.80%		
Price Related Differential (PRD)	1.025		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.919		
Upper limit	0.952		
95% Confidence: Mean			
Lower limit	0.926		
Upper limit	0.950		
SAMPLE SIZE EVALUATION			
N (population size)	4978		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.167		
Recommended minimum:	45		
Actual sample size:	805		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	403		
# ratios above mean:	402		
Z:	0.035		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



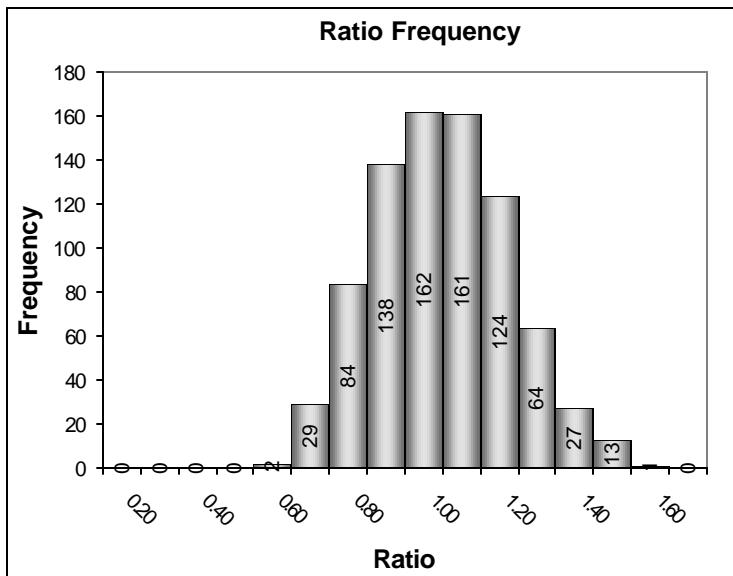
COMMENTS:

1 to 3 Unit Residences throughout Area 81

Annual Update Ratio Study Report (After)

2006 Assessments

District/Team: West Central/Team 2	Lien Date: 01/01/2006	Date of Report: 8/8/2006	Sales Dates: 1/2003 - 12/2005
Area 81 - Mount Baker/Seward Pk	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	805		
Mean Assessed Value	427,700		
Mean Sales Price	440,700		
Standard Deviation AV	231,195		
Standard Deviation SP	247,241		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	0.995		
Weighted Mean Ratio	0.971		
UNIFORMITY			
Lowest ratio	0.525		
Highest ratio:	1.535		
Coefficient of Dispersion	14.43%		
Standard Deviation	0.177		
Coefficient of Variation	17.73%		
Price Related Differential (PRD)	1.029		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.978		
Upper limit	1.011		
95% Confidence: Mean			
Lower limit	0.986		
Upper limit	1.011		
SAMPLE SIZE EVALUATION			
N (population size)	4978		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.177		
Recommended minimum:	50		
Actual sample size:	805		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	411		
# ratios above mean:	394		
Z:	0.599		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout Area 81

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	524980	2770	4/20/04	\$295,000	520	0	5	1938	2	7200	Y	N	4033 48TH AV S
002	795030	2885	6/20/03	\$280,500	770	0	6	1914	4	2918	N	N	4131 42ND AV S
002	524980	0145	5/18/05	\$349,000	815	154	6	1908	3	4200	N	N	4216 42ND AV S
002	524980	0165	11/22/04	\$335,000	840	0	6	1906	2	3360	N	N	4202 S GENESEE ST
002	415430	0175	3/9/04	\$260,000	870	0	6	1900	3	4200	N	N	4132 42ND AV S
002	415430	1970	7/8/05	\$350,950	900	510	6	1951	3	5400	N	N	4222 46TH AV S
002	415430	0250	2/1/05	\$355,000	940	0	6	1923	2	4800	N	N	4131 43RD AV S
002	415430	0185	6/23/03	\$309,500	1050	200	6	1912	3	3600	N	N	4134 42ND AV S
002	415430	2050	2/13/03	\$224,000	1180	0	6	1994	3	6300	N	N	4614 S GENESEE ST
002	570000	1725	11/13/03	\$325,000	1190	0	6	1918	4	5000	N	N	2306 33RD AV S
002	795030	2915	3/23/05	\$334,950	1300	0	6	1908	3	2871	N	N	4215 42ND AV S
002	795030	2940	9/23/04	\$295,000	1410	0	6	1907	3	3000	N	N	4231 42ND AV S
002	524980	0080	6/21/05	\$439,000	1650	0	6	1941	3	7200	N	N	4008 42ND AV S
002	524980	1785	4/3/03	\$265,000	880	300	7	1946	3	7200	Y	N	4121 46TH AV S
002	524980	2215	4/25/03	\$299,750	900	200	7	1941	4	7200	N	N	4115 47TH AV S
002	066900	0130	5/15/03	\$275,000	910	0	7	1915	3	4850	N	N	1926 31ST AV S
002	125020	3935	5/12/04	\$432,500	940	0	7	1931	3	4800	Y	N	1509 36TH AV S
002	795030	2955	8/29/05	\$255,000	950	0	7	1920	3	4000	N	N	4164 41ST AV S
002	570000	1945	7/14/05	\$510,000	960	600	7	1924	3	3000	N	N	2726 34TH AV S
002	570000	1945	8/27/03	\$409,950	960	600	7	1924	3	3000	N	N	2726 34TH AV S
002	125020	3925	12/7/04	\$406,000	960	0	7	1931	3	4800	Y	N	1511 36TH AV S
002	524980	1795	3/11/05	\$350,000	990	0	7	1946	3	7200	Y	N	4103 46TH AV S
002	125020	2115	7/2/03	\$397,000	990	600	7	1954	3	5100	Y	N	1401 33RD AV S
002	812110	0450	6/16/05	\$560,000	1020	0	7	1963	3	8240	N	N	3827 CASCADIA AV S
002	524980	2180	6/4/04	\$262,500	1020	0	7	1945	3	7200	N	N	4114 46TH AV S
002	812110	1130	3/16/04	\$467,500	1050	1000	7	1958	3	6000	Y	N	3711 41ST AV S
002	795030	2770	9/26/03	\$339,000	1050	650	7	1955	4	5000	N	N	4136 CASCADIA AV S
002	795030	3030	10/14/05	\$330,000	1080	0	7	1914	3	3000	Y	N	4118 41ST AV S
002	570000	0965	2/16/05	\$515,000	1210	600	7	1908	4	5000	N	N	2526 32ND AV S
002	524980	0063	6/14/05	\$458,000	1260	1000	7	1977	3	7200	Y	N	3927 43RD AV S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	415430	0135	5/28/04	\$350,000	1280	0	7	1946	3	7200	N	N	4108 42ND AV S
002	415430	0135	7/9/03	\$330,000	1280	0	7	1946	3	7200	N	N	4108 42ND AV S
002	570000	0750	5/15/03	\$460,000	1290	0	7	1919	3	5000	N	N	2326 31ST AV S
002	524980	0069	5/26/04	\$399,950	1310	600	7	1958	3	7200	Y	N	3915 43RD AV S
002	570000	0580	8/17/04	\$432,000	1330	0	7	1911	3	5000	N	N	2718 31ST AV S
002	690970	0150	8/6/03	\$418,000	1340	690	7	1980	4	3000	Y	N	1539 32ND AV S
002	125020	3800	1/22/04	\$410,000	1390	0	7	1925	3	7200	Y	N	3503 S MASSACHUSETTS ST
002	795030	2935	10/19/04	\$259,000	1400	0	7	1998	3	3000	N	N	4227 42ND AV S
002	524980	2935	8/15/03	\$325,000	1410	460	7	1940	3	5600	Y	N	4226 48TH AV S
002	812110	0975	9/25/03	\$370,000	1430	620	7	1951	3	6180	Y	N	3838 41ST AV S
002	125020	3650	4/17/03	\$465,000	1430	620	7	1925	3	6300	Y	N	1426 LAKE WASHINGTON BL S
002	524980	3265	10/13/05	\$395,000	1480	0	7	1939	3	7200	N	N	4200 49TH AV S
002	208770	0115	7/22/05	\$433,000	1500	390	7	1916	3	4450	N	N	3103 S DOSE TER
002	415430	3281	1/9/03	\$475,000	1540	1230	7	1958	3	6000	Y	N	4021 49TH AV S
002	415430	1865	4/24/03	\$355,000	1560	810	7	1997	3	8640	Y	N	4205 46TH AV S
002	673870	0210	3/30/04	\$558,875	1580	760	7	1920	3	4000	N	N	2032 32ND AV S
002	415430	3250	3/9/05	\$536,000	1590	250	7	1938	3	5160	Y	N	4007 49TH AV S
002	570000	0905	12/20/05	\$691,500	1610	0	7	1913	4	5000	N	N	2329 33RD AV S
002	812110	1075	5/25/04	\$471,000	1680	0	7	1923	3	4635	Y	N	3710 41ST AV S
002	795030	0005	6/23/04	\$460,000	1700	0	7	1907	3	6356	Y	N	4009 42ND AV S
002	795030	0175	2/14/03	\$447,500	1760	800	7	1907	3	8335	Y	N	4103 S ANDOVER ST
002	690970	0215	6/26/03	\$515,000	1780	0	7	1902	4	6000	Y	N	1532 31ST AV S
002	673870	0275	2/24/05	\$585,000	1780	0	7	1912	3	4000	N	N	2016 33RD AV S
002	524980	3340	10/22/04	\$429,000	1790	0	7	1928	3	4800	N	N	4125 50TH AV S
002	570000	1055	2/28/05	\$725,500	1820	260	7	1912	3	5500	N	N	2736 32ND AV S
002	570000	1730	11/16/05	\$725,000	1890	600	7	1919	5	5000	N	N	2312 33RD AV S
002	570000	0950	9/28/05	\$565,000	2000	0	7	1921	4	5000	N	N	2512 32ND AV S
002	524980	2955	9/8/03	\$259,000	2060	800	7	1990	3	5600	N	N	4229 49TH AV S
002	570000	0870	3/14/03	\$536,000	2090	0	7	1913	4	5000	N	N	2336 32ND AV S
002	673870	0290	11/8/04	\$583,000	2100	0	7	1912	4	4000	N	N	2028 33RD AV S
002	673870	0120	10/9/03	\$546,500	2120	640	7	1912	3	4000	N	N	2110 31ST AV S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	524980	2750	5/2/05	\$590,000	2150	740	7	1988	4	5880	Y	N	4014 47TH AV S
002	673870	0330	4/28/04	\$719,000	2150	0	7	1913	3	4000	Y	N	2015 34TH AV S
002	795030	0310	6/2/05	\$510,000	2160	0	7	1912	4	6000	N	N	4040 CASCADIA AV S
002	570000	0775	10/16/03	\$464,500	2430	0	7	1922	3	5000	N	N	3116 S BAYVIEW ST
002	525030	0090	10/27/05	\$539,000	950	380	8	1941	3	5400	Y	N	3925 48TH AV S
002	125020	3747	4/11/03	\$389,000	1060	760	8	1951	3	6000	Y	N	1505 35TH AV S
002	570000	0840	8/24/04	\$422,500	1160	600	8	1951	3	5000	N	N	2318 32ND AV S
002	524980	1933	10/18/04	\$730,000	1260	1180	8	1958	3	7000	Y	N	3823 46TH AV S
002	415430	3185	6/6/03	\$495,000	1280	1100	8	1978	4	5400	Y	N	4002 48TH AV S
002	125020	4895	3/31/05	\$565,000	1310	260	8	1952	3	6120	Y	N	1431 LAKESIDE AV S
002	812110	0415	6/9/05	\$550,000	1370	0	8	1931	4	4120	N	N	3849 CASCADIA AV S
002	570000	1015	11/29/05	\$550,000	1460	0	8	1918	3	6000	N	N	2503 33RD AV S
002	673870	0100	9/4/03	\$460,000	1500	170	8	1929	3	4000	N	N	2018 31ST AV S
002	125020	3695	3/28/03	\$550,000	1520	120	8	1924	3	9450	Y	N	1502 LAKE WASHINGTON BL S
002	066900	0390	9/8/04	\$500,000	1560	600	8	1958	3	9750	Y	N	1908 32ND AV S
002	415430	0010	3/26/04	\$660,000	1590	400	8	1951	3	7200	Y	N	3802 42ND AV S
002	570000	0925	7/19/04	\$588,000	1610	0	8	1925	3	5000	N	N	2311 33RD AV S
002	812110	1050	6/19/03	\$521,000	1700	200	8	1927	3	5400	Y	N	4115 S COURT ST
002	066900	0210	4/21/05	\$895,000	1840	660	8	1995	3	5000	Y	N	1923 32ND AV S
002	524980	3370	5/11/04	\$435,000	1880	200	8	1945	3	6600	N	N	4919 S DAKOTA ST
002	570000	0630	9/13/05	\$699,950	1900	0	8	1907	4	5000	N	N	2711 32ND AV S
002	570000	0630	1/24/03	\$565,000	1900	0	8	1907	4	5000	N	N	2711 32ND AV S
002	102404	9013	11/11/03	\$485,000	1900	200	8	1923	3	3570	Y	N	2037 34TH AV S
002	570000	1625	6/22/04	\$718,000	1910	800	8	2002	4	5000	N	N	2709 34TH AV S
002	570000	0900	5/25/04	\$560,500	1940	750	8	1980	4	5000	N	N	2333 33RD AV S
002	673870	0095	5/27/04	\$585,000	1940	610	8	1921	3	4000	N	N	2014 31ST AV S
002	208770	0011	11/3/04	\$769,950	1960	450	8	1913	5	5000	Y	N	2042 33RD AV S
002	570000	1740	2/24/05	\$685,000	1960	470	8	1920	3	5000	N	N	2320 33RD AV S
002	524980	0200	4/13/05	\$480,000	1960	800	8	2005	3	3600	N	N	4215 43RD AV S
002	570000	1785	8/14/03	\$688,000	1980	150	8	1923	4	5000	Y	N	2333 34TH AV S
002	125020	2295	12/8/03	\$749,000	2000	0	8	1927	3	5850	N	N	1703 LAKE WASHINGTON BL S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	125020	2295	2/19/03	\$441,000	2000	0	8	1927	3	5850	N	N	1703 LAKE WASHINGTON BL S
002	125020	2300	10/14/03	\$590,000	2020	0	8	1928	4	3600	N	N	3315 S MASSACHUSETTS ST
002	208770	0036	8/17/05	\$827,500	2030	0	8	1924	3	6432	N	N	3202 S DOSE TER
002	570000	1950	5/9/03	\$565,000	2040	0	8	1922	3	5200	N	N	2730 34TH AV S
002	125020	3725	4/18/03	\$563,000	2040	870	8	1979	3	7200	Y	N	1533 35TH AV S
002	570000	1005	12/14/05	\$596,000	2060	0	8	1919	4	5000	N	N	2515 33RD AV S
002	570000	1705	4/14/05	\$600,000	2060	240	8	1921	3	7500	N	N	2509 34TH AV S
002	674570	0190	8/1/03	\$535,000	2070	0	8	1920	3	5000	Y	N	2224 33RD AV S
002	673870	0245	9/14/03	\$600,000	2090	650	8	1912	4	5500	N	N	2003 33RD AV S
002	674570	0150	6/11/03	\$573,000	2130	900	8	1920	4	5000	N	N	2225 33RD AV S
002	125020	2360	7/29/03	\$507,500	2150	600	8	1922	5	8400	Y	N	1517 LAKE WASHINGTON BL S
002	674570	0135	8/22/03	\$579,500	2180	190	8	1920	4	5000	N	N	2226 32ND AV S
002	570000	1690	2/16/05	\$725,000	2190	0	8	1910	4	5000	N	N	2523 34TH AV S
002	570000	1680	11/9/05	\$900,000	2230	0	8	1907	4	5000	N	N	2535 34TH AV S
002	795030	0195	12/19/03	\$949,000	2280	500	8	1913	4	8787	Y	N	4015 S ANDOVER ST
002	570000	3820	8/26/04	\$869,000	2300	250	8	1925	4	7200	Y	N	3333 CASCADIA AV S
002	673870	0310	7/29/03	\$660,000	2330	100	8	1915	4	5000	Y	N	2023 34TH AV S
002	570000	0895	8/10/05	\$695,000	2340	0	8	1909	4	5000	N	N	2339 33RD AV S
002	102404	9008	3/27/03	\$1,200,000	2360	0	8	1987	4	9300	Y	N	3415 S DOSE TER
002	570000	1090	2/18/03	\$660,000	2370	500	8	1908	3	5000	N	N	2707 33RD AV S
002	570000	1695	5/12/04	\$795,000	2420	0	8	1915	3	7500	N	N	2519 34TH AV S
002	690970	0235	2/2/04	\$594,000	2450	0	8	1913	3	6000	Y	N	3108 S MASSACHUSETTS ST
002	570000	0885	9/30/04	\$730,000	2450	0	8	1921	5	5000	N	N	2349 33RD AV S
002	674570	0090	3/12/03	\$690,000	2520	290	8	1914	4	5335	N	N	3104 S COLLEGE ST
002	570000	0985	3/10/05	\$640,000	2590	0	8	1907	3	5000	N	N	2533 33RD AV S
002	674570	0130	12/3/03	\$715,000	2710	150	8	1919	4	5000	N	N	2218 32ND AV S
002	570000	1825	12/8/04	\$1,150,000	2740	800	8	1913	4	6000	Y	N	2306 34TH AV S
002	570000	4060	11/21/03	\$1,195,000	2810	1000	8	1909	4	7011	Y	N	3257 LAKWOOD AV S
002	570000	3735	12/2/03	\$960,000	2930	1000	8	1923	4	9030	Y	N	3211 CASCADIA AV S
002	674570	0155	4/20/05	\$780,000	3120	240	8	1923	4	5000	N	N	2221 33RD AV S
002	570000	1930	6/9/04	\$750,000	3390	1580	8	1912	3	5000	N	N	2714 34TH AV S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	415430	0040	4/7/04	\$499,950	1489	530	9	2000	3	3600	Y	N	3820 42ND AV S
002	125020	2121	5/27/03	\$535,000	1800	0	9	1980	3	4080	Y	N	1413 33RD AV S
002	674570	0115	3/7/05	\$712,500	1800	0	9	1931	3	5000	N	N	2211 32ND AV S
002	674570	0220	6/6/03	\$665,000	2060	0	9	1928	4	5000	Y	N	2211 34TH AV S
002	673870	0135	3/29/04	\$930,000	2140	500	9	2003	3	4000	Y	N	2027 32ND AV S
002	570050	0115	12/20/04	\$1,300,000	2180	0	9	1916	3	5820	Y	N	2318 SHORELAND DR S
002	570050	0115	4/15/04	\$1,072,000	2180	0	9	1916	3	5820	Y	N	2318 SHORELAND DR S
002	570050	0225	7/6/04	\$850,000	2200	750	9	1926	3	5916	Y	N	2528 SHORELAND DR S
002	673870	0145	7/20/04	\$847,500	2208	510	9	2000	3	4000	Y	N	2019 32ND AV S
002	570000	3455	8/10/04	\$825,000	2210	480	9	1930	4	6050	N	N	3804 S HANFORD ST
002	570000	3555	6/9/05	\$1,190,000	2280	550	9	1937	4	7182	N	N	2838 MOUNT SAINT HELENS PL S
002	570050	0005	8/12/03	\$875,000	2490	600	9	1938	3	6000	Y	N	2307 SHORELAND DR S
002	570000	3926	11/4/05	\$1,330,000	2530	0	9	1919	3	7200	Y	N	3448 CASCADIA AV S
002	570000	3515	3/23/04	\$878,000	2250	700	10	1945	4	7350	N	N	3800 S FERRIS PL
002	570150	0050	2/9/04	\$1,065,000	2320	700	10	2003	3	15283	Y	N	1914 33RD AV S
002	102404	9045	8/27/04	\$825,000	2380	0	10	1990	4	5032	Y	N	3312 S PLUM ST
002	570050	0010	7/6/04	\$960,000	2420	400	10	1916	3	13500	Y	N	2520 MOUNT CLAIRE DR S
002	570000	2655	12/23/04	\$1,225,000	2700	900	10	1923	3	8680	N	N	2707 MOUNT SAINT HELENS PL S
002	570150	0045	12/10/04	\$910,000	2710	670	10	2003	3	3768	Y	N	1920 33RD AV S
002	673870	0170	5/10/05	\$910,000	2780	500	10	2004	3	3600	Y	N	2000 32ND AV S
002	570150	0060	3/10/04	\$1,165,000	2880	1030	10	2004	3	16116	Y	N	1910 33RD AV S
002	570150	0035	3/26/04	\$905,000	3060	0	10	2003	3	3786	Y	N	1916 33RD AV S
002	570000	3500	5/23/03	\$890,000	3150	450	10	1913	4	7500	N	N	3008 MOUNT SAINT HELENS PL S
002	570150	0055	3/30/04	\$1,035,000	3260	600	10	2003	3	13006	Y	N	1912 33RD AV S
002	570000	4080	12/18/03	\$1,260,000	3490	1600	10	2002	3	7380	Y	N	3311 LAKWOOD AV S
002	524980	3375	4/29/03	\$1,015,000	3550	0	10	2003	3	7177	Y	N	4002 49TH AV S
002	102404	9024	9/8/03	\$1,300,000	3650	500	10	1929	3	7700	Y	N	2212 34TH AV S
002	570000	3640	12/15/03	\$1,825,000	3740	620	10	1912	4	10764	Y	N	2636 CASCADIA AV S
002	524980	3380	3/14/03	\$1,039,000	3850	0	10	2003	3	7177	Y	N	4010 49TH AV S
002	570000	3945	6/1/05	\$2,214,500	3570	1420	11	1929	3	9750	Y	N	3300 CASCADIA AV S
002	570000	3970	6/15/05	\$1,861,000	3600	1300	11	1921	3	8625	Y	N	3336 CASCADIA AV S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	570000	3635	6/22/04	\$1,725,000	3650	700	11	1916	4	8100	Y	N	2659 CASCADIA AV S
002	570000	3800	4/18/05	\$2,305,000	3770	0	12	2004	3	14160	Y	N	3311 CASCADIA AV S
006	352404	9026	2/2/05	\$217,000	780	0	5	1909	4	5144	N	N	8326 SEWARD PARK AV S
006	524980	5095	4/8/05	\$426,500	700	150	6	1918	3	2400	N	N	4814 55TH AV S
006	123100	0510	11/17/05	\$293,000	700	790	6	1913	4	3800	N	N	5101 S FARRAR ST
006	524980	4080	1/12/04	\$231,000	730	0	6	1937	3	3600	Y	N	4724 51ST AV S
006	524980	3730	8/18/04	\$262,000	770	0	6	1921	3	4800	N	N	4602 50TH AV S
006	524980	3745	3/11/04	\$241,000	810	0	6	1919	3	4800	N	N	4610 50TH AV S
006	415430	4760	9/26/05	\$341,500	830	0	6	1905	2	7200	Y	N	5009 S OREGON ST
006	524980	3785	12/30/05	\$555,000	840	480	6	2004	3	4800	N	N	4617 51ST AV S
006	123100	0030	4/11/05	\$300,000	850	0	6	1954	3	3900	N	N	5020 51ST AV S
006	123100	1165	11/16/04	\$275,000	850	0	6	1910	3	4000	N	N	5245 S MAYFLOWER ST
006	333600	1715	6/25/04	\$160,000	850	0	6	1924	3	6600	N	N	8633 55TH AV S
006	123100	0940	1/8/04	\$222,222	890	0	6	1913	3	6000	N	N	5125 S DAWSON ST
006	333600	1790	9/2/04	\$283,460	910	0	6	1910	3	5640	N	N	8612 SEWARD PARK AV S
006	123100	0025	10/26/05	\$349,000	920	0	6	1989	3	3900	N	N	5018 51ST AV S
006	415430	5030	3/12/03	\$205,000	940	0	6	1922	3	4380	N	N	4818 51ST AV S
006	262404	9088	2/3/04	\$265,100	1000	0	6	1925	3	6000	N	N	5219 S ORCHARD TER
006	123100	1130	8/4/05	\$448,000	1020	0	6	1920	3	4000	N	N	5217 S MAYFLOWER ST
006	214730	0050	3/24/04	\$305,000	1020	440	6	1940	3	4000	Y	N	5468 57TH AV S
006	262404	9103	1/27/05	\$281,200	1040	210	6	1925	3	4576	N	N	5239 S MYRTLE ST
006	524980	4680	10/8/04	\$396,000	1050	0	6	1906	3	5760	N	N	5311 S ALASKA ST
006	232404	9038	2/6/03	\$278,000	1220	0	6	1915	3	10695	Y	N	5124 S GRAHAM ST
006	333600	0695	6/25/05	\$315,000	1338	0	6	1909	4	4500	N	N	8405 DUNCAN AV S
006	123100	0300	10/7/04	\$450,000	1700	0	6	2000	4	4000	Y	N	5235 S PEARL ST
006	372380	0030	12/22/05	\$460,000	1760	390	6	1970	3	8580	Y	N	5206 S MEAD ST
006	123100	0315	3/21/03	\$293,000	690	790	7	1912	3	4000	Y	N	5105 54TH AV S
006	123100	0570	7/25/03	\$200,000	700	0	7	1909	3	4000	N	N	5122 S DAWSON ST
006	524980	4035	2/2/05	\$289,500	770	0	7	1951	3	7200	N	N	5015 S FERDINAND ST
006	415430	5005	11/29/05	\$363,000	860	0	7	1951	3	3500	N	N	5109 S ANGELINE ST
006	415430	5125	4/26/03	\$395,000	860	0	7	1916	4	7200	Y	N	4815 52ND AV S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	524980	4855	3/25/03	\$299,500	876	400	7	1944	4	5200	N	N	5404 S ANGELINE ST
006	883540	0465	3/25/05	\$455,000	930	450	7	1949	3	7200	Y	N	6221 HAMPTON RD S
006	262404	9112	8/3/04	\$329,000	930	0	7	1926	3	4268	N	N	5233 S MYRTLE ST
006	372380	0132	8/8/03	\$317,500	940	0	7	1945	3	7399	Y	N	5265 S BRANDON ST
006	333600	2125	12/31/03	\$217,500	970	0	7	1950	3	5225	Y	N	8454 55TH AV S
006	524980	3660	12/23/04	\$350,000	980	400	7	1938	3	7200	N	N	4226 50TH AV S
006	895290	0285	6/7/04	\$315,500	980	600	7	1952	4	5740	N	N	5102 S RAYMOND ST
006	524980	3800	2/26/03	\$345,000	980	0	7	1927	3	4000	Y	N	5015 S SNOQUALMIE ST
006	123100	1115	8/17/05	\$404,000	990	200	7	1917	3	3400	N	N	5205 S MAYFLOWER ST
006	262404	9013	4/23/03	\$285,000	990	200	7	1947	3	4850	N	N	5217 S MYRTLE ST
006	415430	5275	4/2/03	\$390,000	990	990	7	1939	5	7200	Y	N	4919 53RD AV S
006	883540	0711	10/27/05	\$515,000	1010	480	7	1955	3	7700	Y	N	6360 SEWARD PARK AV S
006	524980	4625	6/2/03	\$399,000	1010	600	7	1941	3	4500	Y	N	5208 S HUDSON ST
006	110200	0940	8/23/03	\$349,000	1020	0	7	1927	4	3200	Y	N	5517 S HOLLY ST
006	123100	0360	4/28/03	\$259,750	1050	0	7	1974	3	4000	N	N	5214 S FARRAR ST
006	123100	0220	3/28/04	\$545,000	1060	500	7	2001	3	5850	Y	N	5218 S PEARL ST
006	352404	9094	3/14/03	\$334,000	1070	0	7	1929	3	4000	Y	N	5312 S BUDD CT
006	524980	4565	6/22/05	\$470,000	1070	120	7	1939	3	10800	Y	N	4814 52ND AV S
006	661700	0110	8/9/04	\$415,000	1070	650	7	1951	3	8680	Y	N	5135 55TH AV S
006	372380	0383	3/24/05	\$410,000	1080	0	7	1919	4	4750	N	N	5433 57TH AV S
006	524980	3815	2/20/04	\$375,000	1080	0	7	1927	3	4000	Y	N	4603 51ST AV S
006	524980	3630	6/26/03	\$292,000	1080	0	7	1938	3	6840	N	N	4212 50TH AV S
006	689630	0490	8/13/03	\$359,000	1090	0	7	1919	3	5500	N	N	8415 ISLAND DR S
006	352404	9180	4/21/05	\$316,000	1100	600	7	1957	3	4961	N	N	8328 SEWARD PARK AV S
006	333600	1990	3/1/04	\$260,000	1130	840	7	1975	3	7000	N	N	8412 54TH AV S
006	262404	9110	10/2/03	\$295,000	1140	0	7	1927	3	5650	N	N	7107 55TH AV S
006	372380	0260	8/4/05	\$686,000	1150	520	7	1951	3	8960	Y	N	5214 57TH AV S
006	786750	0021	6/3/04	\$367,000	1160	600	7	1958	3	6723	N	N	5624 WILSON AV S
006	415430	5195	10/19/05	\$525,000	1180	650	7	1942	3	7200	Y	N	4926 52ND AV S
006	333600	1970	3/21/05	\$265,000	1220	0	7	1940	3	6000	N	N	8426 54TH AV S
006	524980	4980	4/22/05	\$375,000	1230	150	7	1941	3	7200	Y	N	4821 55TH AV S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	352404	9077	6/2/05	\$414,450	1240	320	7	1925	3	4400	N	N	7954 SEWARD PARK AV S
006	352404	9077	2/18/03	\$355,000	1240	320	7	1925	3	4400	N	N	7954 SEWARD PARK AV S
006	352404	9077	8/18/04	\$340,000	1240	320	7	1925	3	4400	N	N	7954 SEWARD PARK AV S
006	123100	1200	11/21/05	\$365,000	1240	540	7	1968	3	4000	N	N	5232 S BRANDON ST
006	524980	4011	6/23/04	\$450,000	1240	840	7	1950	4	6000	Y	N	4933 51ST AV S
006	321420	0010	7/28/03	\$302,000	1250	900	7	1948	3	4992	N	N	7206 SEWARD PARK AV S
006	123100	0885	3/24/03	\$218,000	1250	0	7	1986	3	6000	N	N	5208 S MAYFLOWER ST
006	372380	0294	4/18/05	\$465,000	1260	1000	7	1971	3	7191	N	N	5536 S BRANDON ST
006	123100	0530	7/23/04	\$313,000	1260	0	7	1961	3	4000	N	N	5117 S FARRAR ST
006	110200	1055	9/15/03	\$387,750	1270	0	7	1927	3	6612	Y	N	6532 SEWARD PARK AV S
006	883540	1535	3/26/03	\$305,000	1300	190	7	1952	3	7500	N	N	5115 S JUNEAU ST
006	524980	4825	5/19/05	\$485,000	1340	0	7	1923	3	7200	N	N	4714 54TH AV S
006	110200	0920	3/12/04	\$362,500	1340	200	7	1928	3	2800	Y	N	5511 S HOLLY ST
006	333600	2085	7/21/04	\$313,500	1400	220	7	1954	3	7150	Y	N	8434 55TH AV S
006	352404	9092	4/18/05	\$423,000	1410	200	7	1927	3	4400	N	N	5401 S BUDD CT
006	262404	9113	3/21/05	\$399,000	1440	600	7	1957	3	6000	N	N	5209 S ORCHARD TER
006	262404	9113	1/22/04	\$350,000	1440	600	7	1957	3	6000	N	N	5209 S ORCHARD TER
006	352404	9150	9/9/03	\$256,950	1470	0	7	1960	3	5152	N	N	8302 SEWARD PARK AV S
006	069100	0085	12/8/05	\$499,500	1500	400	7	1939	4	4500	N	N	5228 S MYRTLE ST
006	069100	0085	5/16/03	\$320,000	1500	400	7	1939	4	4500	N	N	5228 S MYRTLE ST
006	415430	5000	2/28/05	\$426,500	1500	250	7	1960	3	6000	Y	N	4933 52ND AV S
006	262404	9186	6/22/04	\$395,000	1510	600	7	1959	3	6450	N	N	5223 S OTHELLO ST
006	689630	0420	5/27/03	\$270,000	1510	0	7	1948	3	6000	N	N	5605 S CLOVERDALE ST
006	110200	1095	1/24/03	\$325,000	1520	0	7	1926	3	4480	Y	N	5538 S HOLLY ST
006	214730	0025	4/21/04	\$392,000	1540	250	7	1941	3	6200	N	N	5720 S ORCAS ST
006	895290	0195	11/23/05	\$385,000	1570	0	7	1954	3	9375	N	N	5103 S RAYMOND ST
006	883540	0475	8/26/04	\$400,000	1600	0	7	1949	3	6900	Y	N	6233 HAMPTON RD S
006	123100	0490	11/22/05	\$358,450	1620	0	7	1988	3	3000	N	N	5110 S FARRAR ST
006	123100	0490	5/1/03	\$278,000	1620	0	7	1988	3	3000	N	N	5110 S FARRAR ST
006	883540	0700	11/7/05	\$389,000	1630	0	7	1951	3	7500	Y	N	5718 S EDDY ST
006	110200	1213	12/6/05	\$515,000	1690	750	7	1956	4	6480	N	N	6425 HAMPTON RD S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	333600	0626	12/1/03	\$369,500	1720	0	7	1909	4	6570	N	N	8408 DUNCAN AV S
006	321420	0005	5/20/04	\$330,000	1730	0	7	1948	3	6130	N	N	7202 SEWARD PARK AV S
006	069100	0010	4/1/04	\$344,500	1790	500	7	1926	3	5000	N	N	6935 55TH AV S
006	262404	9096	3/21/05	\$613,000	1840	400	7	1926	4	6120	N	N	5233 S ORCHARD TER
006	262404	9096	10/1/03	\$525,000	1840	400	7	1926	4	6120	N	N	5233 S ORCHARD TER
006	372380	0252	11/10/03	\$475,300	1840	310	7	1954	3	7140	Y	N	5711 S DAWSON ST
006	110200	1035	8/10/04	\$427,800	1880	250	7	1924	3	4635	Y	N	6552 SEWARD PARK AV S
006	524980	4685	7/28/03	\$648,500	1990	250	7	1919	5	8689	Y	N	5303 S ALASKA ST
006	110200	1130	9/16/05	\$848,000	2100	0	7	1902	4	11025	Y	N	6514 SEWARD PARK AV S
006	123100	0700	10/31/03	\$325,000	2180	0	7	1993	4	4000	N	N	5220 S DAWSON ST
006	415430	4965	8/22/03	\$465,000	2260	0	7	1992	3	6000	Y	N	4923 52ND AV S
006	689630	0170	7/14/05	\$950,000	2520	0	7	1918	4	7440	Y	N	8624 ISLAND DR S
006	110200	0718	5/6/04	\$470,000	1030	300	8	1954	3	8925	Y	N	6901 56TH AV S
006	372380	0243	10/14/04	\$395,000	1060	400	8	1941	3	5252	Y	N	5209 56TH AV S
006	415430	5360	8/14/03	\$389,000	1080	0	8	1926	3	3600	Y	N	5308 S HUDSON ST
006	372380	0215	4/28/05	\$409,000	1100	0	8	1940	3	5780	N	N	5059 57TH AV S
006	372380	0245	2/9/04	\$377,000	1130	0	8	1942	3	4848	Y	N	5219 56TH AV S
006	883540	0765	9/26/05	\$549,000	1140	500	8	1951	3	6960	Y	N	6335 57TH AV S
006	883540	1045	7/31/03	\$335,000	1150	750	8	1953	3	9975	Y	N	5526 S HAWTHORN RD
006	883540	0810	12/12/03	\$520,000	1200	760	8	1976	3	5720	Y	N	6353 SEWARD PARK AV S
006	883590	0130	9/28/04	\$452,500	1210	750	8	1951	3	8120	N	N	5501 S ORCAS ST
006	232404	9013	3/23/05	\$410,850	1220	620	8	1958	3	7370	Y	N	6212 51ST AV S
006	372380	0247	12/21/04	\$562,500	1230	480	8	1940	4	5790	Y	N	5209 57TH AV S
006	524980	4135	1/3/03	\$450,000	1250	200	8	1929	3	4440	Y	N	4614 51ST AV S
006	372380	0152	1/4/05	\$409,500	1250	560	8	1958	3	6050	N	N	5418 S LUCILE ST
006	372380	0417	12/30/05	\$550,000	1270	540	8	1950	3	6540	N	N	5544 S ORCAS ST
006	524980	4476	10/3/05	\$575,000	1270	500	8	1953	3	6000	Y	N	4708 52ND AV S
006	883540	0125	12/14/05	\$500,000	1270	680	8	1952	3	8195	N	N	5905 SEWARD PARK AV S
006	372380	0417	8/12/03	\$415,000	1270	540	8	1950	3	6540	N	N	5544 S ORCAS ST
006	123100	0721	7/10/03	\$325,000	1270	120	8	1948	3	5000	N	N	5206 S DAWSON ST
006	232404	9022	12/28/05	\$440,000	1300	750	8	1963	3	7818	Y	N	6214 51ST PLS

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	524980	3725	6/28/04	\$410,000	1300	300	8	1944	3	7200	Y	N	4201 51ST AV S
006	524980	4345	6/9/04	\$562,500	1320	500	8	1948	3	6000	Y	N	4108 51ST AV S
006	689630	0375	6/20/05	\$389,000	1320	700	8	1942	4	7000	N	N	8631 ISLAND DR S
006	661700	0006	5/12/05	\$604,000	1330	1330	8	1958	3	9176	Y	N	5018 54TH AV S
006	558320	0917	1/25/05	\$415,000	1340	360	8	2002	3	1856	N	N	5009 S HUDSON ST
006	883540	0505	1/10/05	\$554,950	1360	400	8	1950	3	7320	Y	N	6324 HAMPTON RD S
006	883540	0805	8/10/05	\$489,950	1370	750	8	1954	3	8520	Y	N	5518 S MORGAN ST
006	895290	0270	1/26/04	\$350,000	1370	0	8	1955	3	8750	N	N	5122 S RAYMOND ST
006	372380	0452	5/30/03	\$345,000	1370	700	8	1964	3	5253	Y	N	5412 57TH AV S
006	661700	0015	12/7/03	\$420,000	1370	900	8	1955	3	12150	Y	N	5423 S HUDSON ST
006	262404	9012	6/3/03	\$451,000	1410	0	8	1924	3	9750	Y	N	7112 55TH AV S
006	883540	0300	3/1/05	\$425,000	1440	210	8	1953	3	7860	Y	N	5741 S UPLAND RD
006	883540	1080	9/9/04	\$445,000	1450	610	8	1986	3	6042	Y	N	5939 WILSON AV S
006	661700	0155	8/19/03	\$578,000	1460	750	8	1954	3	8400	Y	N	5114 54TH AV S
006	661600	0031	10/7/04	\$625,000	1470	750	8	1951	4	5650	Y	N	5418 S BRANDON ST
006	883540	0790	3/29/05	\$519,850	1470	750	8	1953	3	9100	Y	N	5540 S MORGAN ST
006	262404	9025	6/22/05	\$474,000	1470	1430	8	1977	3	11180	Y	N	7331 BOWLYN PL S
006	883540	1075	6/8/04	\$409,850	1470	900	8	1958	3	6270	Y	N	5929 WILSON AV S
006	372380	0399	10/25/05	\$575,000	1480	190	8	1929	3	7688	N	N	5535 56TH AV S
006	262404	9180	5/11/05	\$476,000	1480	1480	8	1962	3	7440	Y	N	6802 SEWARD PARK AV S
006	883540	1030	8/17/04	\$449,950	1480	700	8	1954	3	8220	Y	N	6029 OAKHURST RD S
006	883540	0240	11/10/03	\$315,000	1480	780	8	1953	3	8556	Y	N	5738 S UPLAND RD
006	883540	0415	5/14/03	\$457,000	1500	1250	8	1951	3	9375	Y	N	6030 SEWARD PARK AV S
006	883540	1265	4/23/04	\$540,000	1530	950	8	1962	3	11820	Y	N	6222 CHATHAM DR S
006	883590	0153	6/28/04	\$650,000	1550	990	8	1953	3	7980	Y	N	5533 S ORCAS ST
006	941240	0207	8/20/03	\$526,000	1560	0	8	1948	3	28740	N	N	7756 SEWARD PARK AV S
006	372380	0236	7/26/04	\$680,000	1560	1010	8	1949	3	18080	Y	N	5519 S DAWSON ST
006	883540	0360	5/28/03	\$414,000	1560	400	8	1957	3	7500	Y	N	6055 SEWARD PARK AV S
006	372380	0431	3/31/04	\$334,000	1590	250	8	1940	3	6290	Y	N	5464 57TH AV S
006	372380	0461	7/19/04	\$400,000	1600	1120	8	1954	3	4814	Y	N	5406 57TH AV S
006	524980	4245	10/29/03	\$820,000	1610	1200	8	1967	4	7200	Y	N	4533 52ND AV S

Improved Sales Used in this Annual Update Analysis
Area 81
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	883590	0257	12/8/03	\$585,000	1610	780	8	1975	3	7200	Y	N	5220 S JUNEAU ST
006	689630	0101	5/7/05	\$1,185,000	1620	770	8	1960	4	7140	Y	N	8452 ISLAND DR S
006	524980	4295	7/14/04	\$625,000	1670	0	8	1930	4	3120	Y	N	5107 S ADAMS ST
006	661700	0020	3/4/03	\$475,000	1680	840	8	1957	3	15372	Y	N	5433 S HUDSON ST
006	123100	0525	1/29/03	\$420,000	1700	480	8	2003	3	4000	N	N	5115 S FARRAR ST
006	661650	0006	8/25/05	\$775,000	1710	0	8	1952	3	12700	Y	N	5011 LAKE WASHINGTON BL S
006	941240	0215	10/20/03	\$752,500	1720	1200	8	1950	3	22755	Y	N	7778 SEWARD PARK AV S
006	883540	0370	8/27/03	\$450,000	1720	0	8	1950	3	7500	Y	N	6069 SEWARD PARK AV S
006	123100	0607	9/16/05	\$520,000	1760	0	8	1995	3	3519	N	N	5201 S FARRAR ST
006	661650	0065	6/12/04	\$400,000	1760	0	8	1955	3	13038	N	N	5010 57TH AV S
006	883540	0080	8/24/05	\$1,102,000	1770	1000	8	1947	4	15300	Y	N	6030 LAKE SHORE DR S
006	415430	5065	12/8/04	\$425,000	1780	490	8	1988	3	6000	N	N	4828 51ST AV S
006	372380	0315	3/31/04	\$738,000	1800	780	8	2004	3	4582	Y	N	5247 57TH AV S
006	524980	4750	4/7/04	\$591,000	1800	0	8	1926	4	5760	N	N	4729 54TH AV S
006	372380	0251	3/1/04	\$662,500	1850	0	8	1938	3	12495	Y	N	5201 LAKE WASHINGTON BL S
006	883540	0255	5/13/05	\$714,000	1850	1750	8	1951	3	12780	Y	N	6075 SEWARD PARK AV S
006	110200	1192	2/21/03	\$375,000	1880	400	8	1956	3	8085	N	N	6410 57TH AV S
006	110200	1276	4/28/05	\$599,500	1890	0	8	1956	3	10800	N	N	5753 S OAKLAWN PL
006	895290	0275	4/7/05	\$420,000	1930	300	8	1955	3	8750	N	N	5116 S RAYMOND ST
006	941240	0208	7/23/03	\$425,000	2010	0	8	1960	4	12025	N	N	5320 S KENYON ST
006	352404	9038	9/3/03	\$480,000	2080	0	8	1900	3	16680	N	N	7906 SEWARD PARK AV S
006	372380	0313	5/13/04	\$700,000	2180	0	8	1902	3	19425	Y	N	5241 LAKE WASHINGTON BL S
006	415430	4960	9/19/05	\$712,000	2340	0	8	1999	3	3600	Y	N	4919 52ND AV S
006	372380	0363	5/29/03	\$470,500	2360	0	8	1960	3	9750	Y	N	5424 SEWARD PARK AV S
006	689630	0080	5/7/05	\$1,175,000	2370	500	8	1992	3	11925	Y	N	8438 ISLAND DR S
006	110200	0638	3/14/05	\$760,000	2400	200	8	1963	3	13209	Y	N	6925 56TH AV S
006	895290	0185	3/19/03	\$424,250	2540	0	8	1988	3	7750	Y	N	5119 S RAYMOND ST
006	689630	0345	1/24/03	\$380,500	2880	930	8	1968	3	6000	N	N	8649 ISLAND DR S
006	110200	1060	8/10/05	\$724,000	3170	800	8	1988	3	8556	Y	N	5512 S HOLLY ST
006	883540	1285	1/21/05	\$615,000	1240	1050	9	1989	4	7314	Y	N	6229 WILSON AV S
006	883540	0530	9/2/05	\$599,000	1550	550	9	1948	3	9900	Y	N	6226 HAMPTON RD S

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Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	262404	9198	8/7/03	\$439,000	1670	700	9	1961	3	15360	Y	N	6902 SEWARD PARK AV S
006	883540	0410	1/8/04	\$572,000	1760	1000	9	1948	5	9375	Y	N	6036 SEWARD PARK AV S
006	895290	0060	9/20/05	\$870,000	1780	800	9	1958	3	14848	Y	N	6245 CHATHAM DR S
006	232404	9033	7/6/05	\$570,000	1800	740	9	1960	3	7110	Y	N	6202 51ST AV S
006	415430	5520	12/6/04	\$875,000	1800	600	9	1951	3	3315	Y	N	4653 LAKE WASHINGTON BL S
006	883540	0875	6/27/05	\$650,000	1830	430	9	1950	3	12000	Y	N	5505 S UPLAND RD
006	262404	9051	12/14/05	\$531,000	1890	300	9	1957	3	8720	Y	N	6816 SEWARD PARK AV S
006	232404	9020	8/3/04	\$480,000	1980	0	9	1926	3	7558	Y	N	6212 51ST PLS
006	895290	0200	6/22/05	\$407,000	2020	0	9	1952	3	10766	Y	N	6024 51ST AV S
006	214730	0010	11/29/05	\$880,000	2070	1000	9	1983	3	3700	Y	N	5469 LAKE WASHINGTON BL S
006	214730	0010	6/22/05	\$699,000	2070	1000	9	1983	3	3700	Y	N	5469 LAKE WASHINGTON BL S
006	883590	0085	2/28/05	\$865,000	2080	780	9	1953	4	15336	Y	N	5801 SEWARD PARK AV S
006	415430	5020	10/22/03	\$525,000	2110	0	9	2003	3	5400	N	N	4814 51ST AV S
006	895290	0035	7/19/04	\$927,000	2130	1000	9	1954	3	33240	Y	N	6044 UPLAND TER S
006	689630	0405	12/22/03	\$465,000	2170	0	9	2001	3	6000	N	N	8615 ISLAND DR S
006	415430	5575	5/13/03	\$598,000	2230	0	9	1996	3	7200	Y	N	4910 54TH AV S
006	352404	9176	8/29/03	\$424,850	2300	760	9	1991	3	5786	Y	N	8320 54TH AV S
006	352404	9176	8/13/04	\$489,000	2300	760	9	1991	3	5786	Y	N	8320 54TH AV S
006	333600	1830	10/7/04	\$500,000	2380	0	9	1928	3	5510	Y	N	8409 55TH AV S
006	110200	0645	2/26/03	\$655,000	2400	1200	9	1984	3	11900	Y	N	6937 56TH AV S
006	941240	0211	11/10/03	\$1,732,000	2460	2090	9	1954	5	26320	Y	N	5350 S KENYON ST
006	661700	0120	6/17/03	\$858,000	2510	760	9	2000	3	8500	Y	N	5151 55TH AV S
006	110200	1280	5/16/04	\$829,000	2630	1200	9	1955	3	12636	Y	N	5763 S OAKLAWN PL
006	110200	0751	9/5/03	\$608,673	2650	300	9	1910	2	9000	Y	N	6916 56TH AV S
006	524980	3560	10/1/03	\$846,000	2770	780	9	2000	3	7200	Y	N	4127 51ST AV S
006	372380	0438	5/13/04	\$664,090	2970	0	9	2004	3	7368	N	N	5458 57TH AV S
006	372380	0432	6/4/04	\$639,900	2970	0	9	2004	3	6142	N	N	5462 57TH AV S
006	895290	0138	4/6/05	\$893,000	3100	870	9	2005	3	10584	Y	N	6018 51ST PLS
006	895290	0140	5/5/05	\$917,000	3200	670	9	2005	3	9643	Y	N	6022 51ST PLS
006	895290	0250	6/20/03	\$615,800	1540	600	10	1962	4	15800	Y	N	5166 S GRAHAM ST
006	415430	5600	9/10/03	\$847,500	1990	860	10	2002	3	10800	Y	N	4926 54TH AV S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	110200	0830	3/15/05	\$997,200	2510	1000	10	2005	3	12288	N	N	6734 56TH AV S
006	941240	0179	6/25/03	\$950,000	2510	700	10	1979	3	13284	Y	N	7718 B SEWARD PARK AV S
006	895290	0070	8/20/03	\$654,750	2670	880	10	1959	3	27030	Y	N	6005 UPLAND TER S
006	941240	0184	4/21/05	\$885,000	3150	0	10	2005	3	11742	N	N	7730 SEWARD PARK AV S
006	941240	0188	6/6/05	\$993,000	3380	0	10	2005	3	11951	N	N	7738 SEWARD PARK AV S
006	883590	0025	11/3/04	\$892,500	4010	580	10	1964	3	12810	Y	N	5816 SEWARD PARK AV S
006	883540	0095	7/7/04	\$975,000	4760	800	10	1976	3	17600	Y	N	6006 LAKE SHORE DR S
006	895290	0040	1/12/04	\$975,000	2690	1290	11	1959	4	28518	Y	N	6052 UPLAND TER S
011	333200	0420	3/5/04	\$135,000	520	0	5	1951	3	6180	N	N	4728 S MEAD ST
011	558320	0675	12/20/04	\$165,000	620	0	5	1914	3	4551	N	N	5130 48TH AV S
011	795030	4095	9/7/05	\$237,400	710	0	5	1916	3	6060	N	N	4522 39TH AV S
011	333200	0175	7/14/03	\$130,000	740	0	5	1905	4	3399	N	N	4624 S ORCAS ST
011	333200	0270	10/3/03	\$207,000	860	860	5	1913	3	5150	N	N	4703 S ORCAS ST
011	333050	0990	12/9/03	\$205,000	940	150	5	1930	3	6180	N	N	4520 S ORCAS ST
011	333050	0140	7/21/04	\$251,200	1220	0	5	1907	3	3090	N	N	4524 S LUCILE ST
011	411210	0190	5/7/03	\$175,000	600	0	6	1910	3	3760	N	N	5147 S LUCILE ST
011	524980	2430	5/19/03	\$249,500	670	0	6	1949	3	6000	N	N	4628 46TH AV S
011	314560	0250	7/7/05	\$244,000	670	0	6	1948	4	3101	N	N	4704 S BENNETT ST
011	333150	0621	6/25/04	\$225,000	670	0	6	1919	3	4120	N	N	4720 S FINDLAY ST
011	795030	3500	10/7/03	\$160,000	670	320	6	1936	3	4590	N	N	4431 39TH AV S
011	110900	0360	8/5/04	\$297,000	680	400	6	1916	3	4560	N	N	5151 S MYRTLE ST
011	415430	2305	5/17/05	\$230,000	680	0	6	1925	3	3300	Y	N	4826 46TH AV S
011	333050	1775	3/11/05	\$210,950	700	0	6	1921	3	2740	N	N	4520 S JUNEAU ST
011	524980	2385	2/1/05	\$272,000	720	120	6	1925	4	4000	N	N	4605 S SNOQUALMIE ST
011	110900	0285	5/11/04	\$181,350	720	0	6	1910	4	4128	N	N	5118 S GARDEN ST
011	110200	0193	10/26/05	\$389,000	730	720	6	1948	3	6400	N	N	6323 52ND AV S
011	110200	0193	4/4/05	\$343,000	730	720	6	1948	3	6400	N	N	6323 52ND AV S
011	170390	0320	10/15/03	\$150,000	760	0	6	1956	2	3000	N	N	4710 S BRANDON ST
011	333050	0645	11/6/03	\$245,000	760	0	6	1904	3	3090	N	N	4555 S LUCILE ST
011	170490	0003	7/27/05	\$285,000	770	0	6	1950	3	4180	N	N	4512 S DAWSON ST
011	795030	3316	7/21/03	\$246,000	770	400	6	1906	3	3000	N	N	4009 S GENESEE ST

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	795030	3965	12/28/05	\$229,000	780	160	6	1908	3	6120	N	N	4531 39TH AV S
011	795030	3965	9/16/04	\$201,000	780	160	6	1908	3	6120	N	N	4531 39TH AV S
011	333050	0700	9/26/03	\$157,530	780	0	6	1916	3	3090	N	N	4523 S LUCILE ST
011	524980	1585	5/1/03	\$312,500	790	0	6	1909	4	6320	N	N	4511 S ALASKA ST
011	170290	1520	8/9/04	\$250,000	790	600	6	1924	3	4400	N	N	3942 S HUDSON ST
011	333150	0485	4/15/05	\$279,000	800	0	6	1949	4	5150	N	N	4701 S LUCILE ST
011	333050	1540	6/24/04	\$217,250	800	0	6	1914	3	2839	N	N	4541 S ORCAS ST
011	333050	0920	4/13/04	\$243,000	800	0	6	1925	3	3090	N	N	4519 S FINDLAY ST
011	333150	1065	8/12/05	\$296,000	810	760	6	1908	4	6180	N	N	4607 S FINDLAY ST
011	333150	1065	8/19/03	\$260,000	810	760	6	1908	4	6180	N	N	4607 S FINDLAY ST
011	795030	3300	12/22/04	\$298,000	820	0	6	1905	3	3500	N	N	4412 CASCADIA AV S
011	333050	1640	1/20/04	\$180,000	820	0	6	1910	3	3090	N	N	4514 S MEAD ST
011	558320	0395	9/22/04	\$290,000	830	140	6	1909	3	5038	N	N	4816 S MAYFLOWER ST
011	110900	0255	11/18/04	\$205,000	830	830	6	1910	3	3840	N	N	5134 S GARDEN ST
011	415430	3426	11/13/04	\$370,000	840	140	6	1942	3	6000	N	N	4812 S OREGON ST
011	795030	4035	1/19/05	\$233,500	840	0	6	1909	3	3000	N	N	4507 CASCADIA AV S
011	314560	0075	2/19/03	\$206,000	850	0	6	1910	3	3000	N	N	5314 46TH AV S
011	410960	0205	8/1/03	\$270,000	850	0	6	1908	3	5000	N	N	5141 S MEAD ST
011	333050	0791	9/13/05	\$290,000	850	0	6	1924	3	4120	N	N	4526 S FINDLAY ST
011	123100	1100	4/28/03	\$215,000	850	0	6	1955	3	4000	N	N	5106 S BRANDON ST
011	333050	0791	9/12/03	\$230,000	850	0	6	1924	3	4120	N	N	4526 S FINDLAY ST
011	170540	0515	7/20/05	\$288,900	860	0	6	1959	3	3052	N	N	5019 45TH AV S
011	333200	0650	6/24/05	\$299,000	860	0	6	1939	3	3000	N	N	5806 46TH AV S
011	529720	0089	3/24/03	\$297,000	860	860	6	2002	3	5785	N	N	4702 S DAWSON ST
011	811310	1110	8/15/05	\$210,000	860	0	6	1953	3	5528	N	N	5923 47TH AV S
011	170490	0335	10/23/03	\$251,000	860	0	6	1906	4	8400	N	N	4317 S DAWSON ST
011	333150	0901	5/7/03	\$225,000	870	0	6	1948	3	4223	N	N	4841 S FINDLAY ST
011	170290	1280	8/23/05	\$389,000	880	0	6	1900	3	3300	N	N	3932 S FERDINAND ST
011	333200	0025	1/6/05	\$291,200	880	0	6	1900	5	5150	N	N	4850 S ORCAS ST
011	170290	0040	10/20/03	\$230,000	890	0	6	1916	3	3900	Y	N	3924 S AMERICUS ST
011	333050	0095	10/8/03	\$185,000	910	120	6	1926	3	3090	N	N	4437 S BRANDON ST

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	110500	0015	10/14/05	\$397,500	920	0	6	2003	3	6600	N	N	6321 51ST AV S
011	333150	0935	8/18/03	\$219,000	920	0	6	1952	3	3090	N	N	4823 S FINDLAY ST
011	411210	0192	10/3/03	\$225,000	928	0	6	2001	3	3819	N	N	5151 S LUCILE ST
011	333200	0645	9/26/05	\$228,450	930	0	6	1906	3	3000	N	N	4607 S MEAD ST
011	262404	9189	7/21/05	\$250,000	930	0	6	1915	3	5268	N	N	5111 S FRONTENAC ST
011	333050	0075	11/14/03	\$210,000	930	0	6	1926	3	3348	N	N	4449 S BRANDON ST
011	110500	0375	9/23/05	\$239,950	930	0	6	1909	5	7500	N	N	4822 S HOLLY ST
011	333150	0005	12/28/05	\$330,000	940	0	6	1948	3	4990	N	N	5015 S BRANDON ST
011	415430	3410	11/16/03	\$399,000	950	500	6	1926	4	4500	Y	N	4438 48TH AV S
011	333050	0076	4/15/04	\$237,000	950	200	6	1926	3	3348	N	N	4447 S BRANDON ST
011	110500	0075	5/13/04	\$271,000	960	870	6	1994	3	6240	N	N	4809 S GRAHAM ST
011	333200	0091	5/11/05	\$273,400	970	0	6	1929	3	4120	N	N	4810 S ORCAS ST
011	333200	0135	6/6/05	\$275,000	970	0	6	1908	3	5665	N	N	4716 S ORCAS ST
011	415430	4210	3/17/05	\$290,000	980	0	6	1903	3	5400	N	N	4507 50TH AV S
011	110900	0085	10/13/05	\$259,850	980	0	6	1921	3	5776	N	N	7210 S ORCHARD ST
011	111200	0070	3/3/03	\$230,000	990	990	6	1991	3	5000	N	N	5117 S WILLOW ST
011	110900	0240	4/23/03	\$233,000	1020	300	6	1907	3	4400	N	N	7209 ORCHARD PL S
011	983020	0105	3/4/05	\$305,000	1050	0	6	1945	3	6150	N	N	5136 S BRIGHTON ST
011	110200	0125	10/13/04	\$275,000	1070	0	6	1902	3	9728	N	N	6338 51ST AV S
011	333150	0415	8/19/03	\$191,500	1080	0	6	1903	3	6180	N	N	4724 S LUCILE ST
011	111200	0171	10/6/04	\$352,500	1090	0	6	1913	3	6000	Y	N	6917 52ND AV S
011	333150	0920	7/11/03	\$205,000	1090	0	6	1949	3	4635	N	N	4831 S FINDLAY ST
011	111200	0125	9/27/04	\$256,000	1090	0	6	1924	3	8750	N	N	5124 S FRONTENAC ST
011	415430	2630	8/26/04	\$275,000	1100	0	6	1905	3	3590	N	N	4622 47TH AV S
011	415430	2695	8/13/04	\$318,000	1110	0	6	1926	3	3200	N	N	4702 S ALASKA ST
011	795030	3475	11/8/05	\$350,000	1110	400	6	1905	4	3264	N	N	4413 39TH AV S
011	333150	0950	6/16/03	\$237,000	1110	0	6	1948	3	4635	N	N	4813 S FINDLAY ST
011	410960	0335	6/24/04	\$309,660	1150	0	6	1906	3	6348	N	N	5814 51ST AV S
011	524980	1455	11/10/03	\$254,700	1150	0	6	1907	3	7200	N	N	4926 45TH AV S
011	110900	0260	2/8/05	\$239,900	1160	0	6	1919	3	4032	N	N	5130 S GARDEN ST
011	110900	0175	7/9/04	\$240,000	1160	790	6	1908	4	3757	N	N	5118 S OTELLO ST

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	110500	0250	9/8/05	\$345,395	1170	0	6	1912	3	6750	N	N	4832 S MORGAN ST
011	811360	0115	6/23/04	\$294,750	1220	180	6	1919	3	7390	N	N	4811 S RAYMOND ST
011	333200	0660	10/10/05	\$267,500	1240	0	6	1913	3	3134	N	N	5812 46TH AV S
011	110900	0310	10/10/05	\$375,293	1270	0	6	1908	3	3405	N	N	5111 S MYRTLE ST
011	110900	0310	3/14/05	\$230,000	1270	0	6	1908	3	3405	N	N	5111 S MYRTLE ST
011	333150	0715	4/26/04	\$230,000	1270	0	6	1912	3	6180	N	N	4819 S LUCILE ST
011	333350	0125	3/9/05	\$360,000	1280	0	6	1909	3	6180	N	N	5119 S ORCAS ST
011	111200	0046	11/15/05	\$349,950	1280	0	6	1919	3	5000	N	N	5137 S WILLOW ST
011	333150	0926	10/6/05	\$345,000	1290	0	6	1905	3	4635	N	N	4825 S FINDLAY ST
011	333150	0770	6/23/04	\$280,000	1330	0	6	1914	3	6180	N	N	4810 S FINDLAY ST
011	110200	0050	4/6/04	\$335,000	1360	0	6	1904	3	9792	N	N	5144 S HOLLY ST
011	333200	0395	1/21/05	\$270,000	1420	0	6	1903	5	5150	N	N	4716 S MEAD ST
011	333150	0330	11/8/05	\$260,000	1430	160	6	1900	3	4635	N	N	5416 46TH AV S
011	110900	0090	9/20/04	\$410,000	1530	400	6	1924	4	6840	N	N	5151 S ORCHARD ST
011	110500	0585	3/17/05	\$344,000	1650	1300	6	1906	3	8688	N	N	4926 S WILLOW ST
011	110500	0280	3/26/03	\$288,500	1790	810	6	1904	4	9455	N	N	4846 A S MORGAN ST
011	529720	0194	8/17/04	\$235,000	720	0	7	1950	3	5644	N	N	4725 S PEARL ST
011	170490	0390	5/28/04	\$227,000	730	550	7	1906	3	5324	N	N	5202 42ND AV S
011	110500	0275	2/7/05	\$315,000	750	750	7	2004	3	6398	N	N	4840 S MORGAN ST
011	558320	0794	11/26/04	\$362,000	760	0	7	1948	3	5400	N	N	5014 49TH AV S
011	558320	0200	7/22/05	\$335,000	790	330	7	1948	3	6000	N	N	4821 S MAYFLOWER ST
011	524980	2435	10/28/03	\$283,000	790	0	7	1953	3	5000	N	N	4632 46TH AV S
011	558320	0200	4/20/05	\$265,000	790	330	7	1948	3	6000	N	N	4821 S MAYFLOWER ST
011	524980	3165	9/12/05	\$410,000	800	0	7	1919	3	7200	Y	N	4933 50TH AV S
011	110500	0588	7/14/05	\$258,000	800	600	7	1953	3	3538	N	N	6903 51ST AV S
011	110500	0588	1/3/03	\$191,000	800	600	7	1953	3	3538	N	N	6903 51ST AV S
011	373180	0030	5/7/03	\$162,500	810	0	7	1952	3	5135	N	N	5123 S BRANDON ST
011	333200	0075	11/22/04	\$276,500	820	820	7	1950	3	6180	N	N	4818 S ORCAS ST
011	170540	0035	1/17/03	\$250,000	820	300	7	1914	3	3427	N	N	5016 42ND AV S
011	558320	0720	4/9/04	\$245,300	820	0	7	1926	4	5000	Y	N	5054 49TH AV S
011	170540	0410	3/8/04	\$250,000	820	0	7	1927	5	4165	N	N	4451 S HUDSON ST

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	558320	0525	12/16/05	\$308,000	830	0	7	1948	3	6360	Y	N	5027 49TH AV S
011	176660	0060	12/18/03	\$187,000	840	0	7	1948	3	5792	N	N	4828 S KENNY ST
011	524980	1660	3/17/04	\$315,000	850	120	7	1952	3	4800	N	N	4701 46TH AV S
011	170490	0448	2/14/05	\$282,450	850	0	7	1948	3	5986	N	N	4436 S BRANDON ST
011	524980	2535	6/9/05	\$414,500	860	400	7	1948	3	7200	N	N	4903 48TH AV S
011	795030	3085	5/5/04	\$287,500	860	550	7	1952	3	4122	N	N	4415 42ND AV S
011	411210	0015	3/26/04	\$275,000	860	0	7	1948	3	5000	N	N	5109 S FINDLAY ST
011	170540	0670	8/3/05	\$357,000	860	800	7	2004	3	6849	N	N	5018 45TH AV S
011	795030	3920	9/25/03	\$249,000	870	0	7	1945	3	3060	N	N	4505 39TH AV S
011	170390	0315	12/21/04	\$280,000	870	400	7	1948	3	5000	N	N	4712 S BRANDON ST
011	786600	0005	7/14/04	\$250,800	870	870	7	1953	3	5000	N	N	4714 S GRAHAM ST
011	170540	0730	3/11/05	\$316,000	880	0	7	1912	3	4281	N	N	5011 46TH AV S
011	524980	1475	9/9/05	\$295,000	880	300	7	1984	3	7200	N	N	4820 45TH AV S
011	170490	0495	8/4/03	\$244,000	880	570	7	1948	3	6144	N	N	5245 45TH AV S
011	170490	0161	9/8/05	\$320,000	900	610	7	1946	3	5127	N	N	5044 44TH AV S
011	110900	0035	9/6/05	\$265,000	900	0	7	1952	3	3731	N	N	5115 S GARDEN ST
011	110900	0060	12/3/03	\$258,117	900	400	7	1993	3	3731	N	N	5135 S GARDEN ST
011	170490	0491	6/6/05	\$300,000	910	410	7	1948	3	6411	N	N	4363 S BENNETT ST
011	564960	0008	12/19/03	\$258,500	910	490	7	1992	3	4000	N	N	3953 S HUDSON ST
011	333200	0725	6/2/03	\$218,000	920	920	7	1955	3	6054	N	N	4712 S JUNEAU ST
011	410960	0025	8/19/03	\$209,950	926	0	7	1949	3	5150	N	N	5112 S MEAD ST
011	170490	0180	3/17/03	\$240,000	940	0	7	1927	3	5225	N	N	5059 44TH AV S
011	170540	0660	4/6/05	\$305,000	940	0	7	1913	3	4566	N	N	5014 45TH AV S
011	333500	0045	1/23/04	\$270,000	940	480	7	1994	3	3150	N	N	5022 46TH AV S
011	811310	1232	9/20/04	\$260,000	940	240	7	1957	3	9261	N	N	5918 47TH AV S
011	811310	1385	3/2/04	\$260,000	940	480	7	1997	3	5000	N	N	6127 47TH AV S
011	333500	0050	10/10/05	\$340,000	950	660	7	1996	3	4104	N	N	4612 S PEARL ST
011	170490	0400	9/22/03	\$230,000	950	0	7	1914	3	5324	N	N	5204 42ND AV S
011	170540	0010	4/27/04	\$372,000	960	540	7	1908	3	3849	Y	N	5000 42ND AV S
011	415430	1321	4/2/04	\$330,000	960	180	7	1959	3	10080	N	N	4409 S ANGELINE ST
011	415430	4270	2/11/04	\$325,000	960	0	7	1947	3	7200	N	N	4908 S SNOQUALMIE ST

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	983020	0505	1/25/05	\$215,000	980	0	7	1947	3	6200	N	N	5116 S WILLOW ST
011	333150	0266	4/28/03	\$225,000	980	300	7	1947	3	5834	N	N	4703 S BRANDON ST
011	270310	0015	7/1/04	\$333,000	990	0	7	1914	3	6100	N	N	5038 43RD AV S
011	524980	2525	5/24/05	\$470,000	1000	400	7	1948	3	7200	N	N	4915 48TH AV S
011	415430	4395	8/2/04	\$335,000	1000	0	7	1944	3	7200	N	N	4418 49TH AV S
011	795030	4150	8/31/05	\$282,000	1000	0	7	1956	3	4545	N	N	4509 41ST AV S
011	524980	2991	6/17/03	\$379,950	1000	800	7	1944	3	4800	Y	N	4802 S ALASKA ST
011	111200	0035	7/27/05	\$287,450	1000	0	7	1953	3	5375	N	N	5143 S WILLOW ST
011	811360	0331	7/12/04	\$250,000	1000	500	7	1963	3	5450	N	N	6112 48TH AV S
011	333200	0680	7/7/04	\$245,000	1000	0	7	1966	3	6209	N	N	4614 S JUNEAU ST
011	333400	0065	8/3/05	\$340,000	1010	0	7	2003	3	6835	N	N	4709 S HUDSON ST
011	786600	0040	12/27/05	\$304,000	1010	930	7	1979	3	6344	Y	N	6203 48TH AV S
011	110900	0105	9/25/03	\$277,500	1010	510	7	1940	4	4200	N	N	7207 SEWARD PARK AV S
011	811310	0932	8/17/04	\$223,000	1010	0	7	1960	3	7590	N	N	5998 RAINIER AV S
011	170490	0185	4/15/03	\$226,000	1010	400	7	1908	4	4838	N	N	5039 44TH AV S
011	558320	0135	9/21/05	\$369,000	1020	0	7	1926	4	4500	N	N	5304 50TH AV S
011	795030	3240	8/15/05	\$359,000	1030	0	7	1946	3	5555	N	N	4431 41ST AV S
011	170540	0571	2/12/04	\$296,700	1030	320	7	1942	3	4100	N	N	4509 S HUDSON ST
011	333400	0060	5/1/03	\$321,000	1030	520	7	1956	3	6561	N	N	4715 S HUDSON ST
011	410960	0035	4/28/04	\$292,000	1030	580	7	1956	3	5150	N	N	5116 S MEAD ST
011	795030	3290	8/19/03	\$194,000	1030	1030	7	1951	3	3500	N	N	4420 CASCADIA AV S
011	415430	2336	5/19/05	\$405,000	1040	350	7	1963	3	6000	N	N	4823 47TH AV S
011	811360	0050	5/26/05	\$285,000	1040	0	7	1960	3	6484	N	N	4830 S RAYMOND ST
011	176660	0020	8/12/04	\$275,000	1040	0	7	1951	3	5551	N	N	4847 S JUNEAU ST
011	524980	2465	1/31/05	\$390,000	1040	1040	7	1956	4	9525	N	N	4605 47TH AV S
011	415430	3875	8/26/03	\$349,000	1040	700	7	1949	3	7200	Y	N	4915 49TH AV S
011	415430	4040	9/3/03	\$357,950	1050	600	7	1984	3	3600	Y	N	4914 S FERDINAND ST
011	272404	9109	7/7/04	\$295,000	1050	970	7	1954	3	11348	N	N	4839 S HOLLY ST
011	415430	3970	11/30/04	\$354,000	1060	0	7	1951	3	3600	N	N	4832 49TH AV S
011	262404	9179	8/19/05	\$449,850	1060	420	7	1954	3	6300	Y	N	5161 S FRONTENAC ST
011	262404	9126	7/7/04	\$338,000	1060	1230	7	1961	3	8960	N	N	5141 S FRONTENAC ST

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	333350	0105	5/27/03	\$231,850	1060	0	7	1995	3	3090	N	N	5107 S ORCAS ST
011	333200	0005	10/31/05	\$287,000	1070	150	7	1948	3	5190	N	N	4858 S ORCAS ST
011	110500	0346	6/14/04	\$240,500	1070	520	7	1962	3	4970	N	N	4819 S MORGAN ST
011	558320	0950	8/11/03	\$235,000	1080	280	7	2002	3	2054	N	N	5029 WILSON AV S
011	333200	0235	11/10/05	\$289,850	1080	340	7	1907	3	4326	N	N	4721 S ORCAS ST
011	176660	0085	3/15/04	\$265,000	1090	0	7	1948	3	5400	N	N	4853 S KENNY ST
011	170540	0231	5/12/03	\$295,000	1090	0	7	1906	3	5949	N	N	5015 44TH AV S
011	524980	2635	11/25/03	\$270,000	1090	350	7	1947	3	7200	N	N	4815 48TH AV S
011	262404	9011	3/27/03	\$259,000	1090	190	7	1961	3	8280	N	N	5101 S FRONTENAC ST
011	564960	0010	7/12/04	\$210,000	1090	0	7	1948	3	7750	N	N	3941 S HUDSON ST
011	410960	0291	8/30/05	\$349,500	1100	350	7	1953	3	4761	N	N	5128 S JUNEAU ST
011	110200	0191	9/11/03	\$384,000	1100	250	7	1903	3	5504	N	N	6315 52ND AV S
011	795030	3065	8/26/04	\$188,000	1100	0	7	1962	3	3892	N	N	4401 42ND AV S
011	811310	1620	11/30/04	\$291,600	1110	730	7	1980	3	7238	Y	N	4827 S KENNY ST
011	795030	3180	2/12/04	\$325,000	1120	650	7	2004	3	6400	N	N	4402 41ST AV S
011	415430	2360	4/7/05	\$400,000	1120	290	7	1918	3	8400	N	N	4607 S FERDINAND ST
011	885778	0150	5/20/04	\$280,000	1120	530	7	1985	3	8392	N	N	5934 47TH AV S
011	529720	0155	4/22/04	\$215,000	1120	0	7	1966	3	5284	N	N	5101 47TH AV S
011	524980	1483	3/8/05	\$520,000	1130	1130	7	1957	3	4380	Y	N	4502 S FERDINAND ST
011	170290	1485	10/7/04	\$254,000	1130	0	7	1906	3	6600	N	N	3924 S HUDSON ST
011	661750	0015	6/23/05	\$424,950	1150	500	7	1957	3	6914	Y	N	4830 S MEAD ST
011	170540	0375	7/18/05	\$385,000	1150	390	7	1910	3	5249	N	N	4411 S HUDSON ST
011	110900	0212	8/2/05	\$319,000	1150	1150	7	1952	4	4224	N	N	5115 S ORCHARD ST
011	123100	1034	4/20/05	\$310,000	1160	0	7	1909	3	3565	N	N	5115 S MAYFLOWER ST
011	123100	1034	10/8/04	\$250,000	1160	0	7	1909	3	3565	N	N	5115 S MAYFLOWER ST
011	786600	0070	8/30/05	\$350,000	1160	340	7	1995	3	6240	N	N	47TH AV S
011	529720	0098	10/10/03	\$305,000	1160	750	7	1989	3	4103	N	N	5117 47TH AV S
011	885778	0100	10/27/03	\$239,950	1160	290	7	1985	3	9977	N	N	4611 S RAYMOND PL
011	524980	0280	7/6/04	\$332,500	1170	120	7	1908	3	4800	N	N	4712 42ND AV S
011	110500	0381	8/11/04	\$278,000	1170	1170	7	1965	3	6325	N	N	6613 49TH AV S
011	110500	0057	6/30/03	\$275,000	1170	780	7	1997	3	5083	N	N	4835 S GRAHAM ST

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	885778	0300	8/18/03	\$264,000	1180	360	7	1985	3	5864	Y	N	6105 48TH AV S
011	111200	0130	3/18/05	\$300,000	1180	1180	7	1961	3	10000	N	N	5130 S FRONTENAC ST
011	524980	3045	12/1/04	\$413,500	1190	300	7	1940	3	5100	Y	N	4803 S ALASKA ST
011	110500	0376	7/1/05	\$373,500	1190	520	7	1964	3	6312	N	N	6601 49TH AV S
011	795030	3375	11/10/04	\$250,000	1190	930	7	1910	4	3000	N	N	4433 CASCADIA AV S
011	333200	0250	7/22/05	\$247,500	1200	0	7	1985	3	5150	N	N	4711 S ORCAS ST
011	795030	3250	9/20/05	\$380,000	1200	560	7	1946	3	5555	N	N	4437 41ST AV S
011	333200	0651	3/24/04	\$219,950	1200	0	7	1937	3	3000	N	N	5800 46TH AV S
011	111200	0145	8/15/05	\$399,000	1200	1200	7	1967	4	5000	N	N	5142 S FRONTENAC ST
011	170290	1360	6/19/03	\$385,000	1210	0	7	1925	3	6600	N	N	3947 S FERDINAND ST
011	110500	0335	12/16/03	\$253,984	1210	690	7	1962	3	9858	N	N	4823 S MORGAN ST
011	811360	0360	9/12/05	\$329,950	1220	1200	7	1965	3	5500	N	N	4819 S SPENCER ST
011	558320	0165	10/21/04	\$425,000	1230	1000	7	1914	3	7200	N	N	5312 50TH AV S
011	415430	4325	10/28/05	\$329,950	1230	180	7	1914	3	4800	N	N	4531 50TH AV S
011	415430	3797	4/14/05	\$321,925	1230	400	7	1947	3	5100	Y	N	4809 S FERDINAND ST
011	795030	4205	2/21/05	\$399,000	1240	0	7	2003	3	3000	N	N	4502 CASCADIA AV S
011	795030	4205	3/22/04	\$344,000	1240	0	7	2003	3	3000	N	N	4502 CASCADIA AV S
011	170540	0675	4/23/03	\$310,000	1240	320	7	2003	3	3427	N	N	5024 45TH AV S
011	524980	0400	4/14/04	\$405,000	1240	220	7	1916	3	7200	N	N	4803 43RD AV S
011	811310	1230	1/27/05	\$290,000	1250	380	7	1958	3	9167	N	N	5928 47TH AV S
011	983020	0470	7/15/05	\$340,000	1260	0	7	1947	3	6200	N	N	5152 S WILLOW ST
011	795030	4485	9/28/04	\$395,000	1260	840	7	2003	3	3600	N	N	4606 41ST AV S
011	795030	4485	8/20/03	\$365,000	1260	840	7	2003	3	3600	N	N	4606 41ST AV S
011	333050	0810	3/28/05	\$298,000	1270	0	7	1905	3	3090	N	N	4540 S FINDLAY ST
011	170540	0680	8/5/05	\$365,000	1270	400	7	1909	4	3664	N	N	5028 45TH AV S
011	333050	0810	5/10/04	\$210,500	1270	0	7	1905	3	3090	N	N	4540 S FINDLAY ST
011	110200	0034	9/16/05	\$323,000	1270	1000	7	1967	3	8320	N	N	5122 A S HOLLY ST
011	795030	4220	11/17/05	\$312,500	1280	0	7	1984	3	4060	N	N	4508 41ST AV S
011	795030	3165	10/25/05	\$330,000	1280	340	7	1946	3	6300	N	N	4414 41ST AV S
011	110200	0618	1/7/05	\$440,000	1280	0	7	1925	3	5610	Y	N	6547 SEWARD PARK AV S
011	110500	0245	5/19/04	\$325,000	1280	670	7	1982	4	9094	N	N	4830 S MORGAN ST

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	411210	0025	12/20/04	\$295,450	1280	200	7	1948	3	5000	N	N	5113 S FINDLAY ST
011	811360	0006	5/19/03	\$289,850	1280	900	7	1961	3	5571	N	N	4810 S RAYMOND ST
011	333050	0196	7/10/03	\$200,000	1280	0	7	1971	3	6695	N	N	4558 S LUCILE ST
011	110500	0570	11/25/03	\$191,500	1280	400	7	1960	3	7380	N	N	4930 S WILLOW ST
011	795030	3915	3/12/04	\$329,950	1290	680	7	2004	3	3060	N	N	4501 39TH AV S
011	811310	1320	12/30/05	\$365,000	1290	790	7	2000	3	6143	N	N	6021 47TH AV S
011	811310	1320	12/31/03	\$242,500	1290	790	7	2000	3	6143	N	N	6021 47TH AV S
011	661750	0050	10/21/05	\$370,000	1300	300	7	1961	3	5936	N	N	4833 S MEAD ST
011	983020	0440	8/20/04	\$300,000	1300	0	7	1947	3	6765	N	N	5153 S BRIGHTON ST
011	176660	0030	11/16/05	\$319,850	1310	0	7	1950	4	5534	N	N	5903 51ST AV S
011	170490	0045	7/24/03	\$310,000	1320	0	7	1926	3	4069	N	N	5038 45TH AV S
011	110200	0532	10/14/03	\$330,000	1320	0	7	1914	3	7296	N	N	6534 54TH AV S
011	314560	0275	8/23/05	\$350,000	1320	990	7	1995	3	4118	N	N	5312 47TH AV S
011	110500	0055	7/8/04	\$322,300	1320	930	7	1997	3	5021	N	N	4831 S GRAHAM ST
011	314560	0275	9/23/03	\$250,000	1320	990	7	1995	3	4118	N	N	5312 47TH AV S
011	110200	0156	8/9/04	\$430,000	1330	0	7	1926	4	9600	N	N	5134 S MORGAN ST
011	558320	0315	7/15/04	\$355,000	1330	0	7	1911	3	6000	N	N	4901 S DAWSON ST
011	333050	0825	3/18/05	\$315,000	1340	0	7	1915	3	3090	N	N	4544 S FINDLAY ST
011	983020	0010	1/16/03	\$217,500	1340	0	7	1945	5	6200	N	N	5107 S HOLLY ST
011	110500	0340	6/21/04	\$290,000	1340	200	7	1921	3	7200	N	N	4833 S MORGAN ST
011	110500	0340	12/18/03	\$250,000	1340	200	7	1921	3	7200	N	N	4833 S MORGAN ST
011	415430	4345	9/23/03	\$360,000	1344	0	7	1944	3	7200	N	N	4408 49TH AV S
011	524980	1440	6/29/04	\$326,143	1350	310	7	1910	3	7650	N	N	4914 45TH AV S
011	170490	0150	3/11/03	\$335,000	1350	140	7	1925	4	5087	N	N	5037 BOWEN PL S
011	529720	0165	9/26/05	\$421,000	1360	940	7	1964	3	7714	N	N	4703 S PEARL ST
011	170540	0700	4/16/03	\$325,000	1360	0	7	1910	3	4281	N	N	5023 46TH AV S
011	415430	4440	10/3/03	\$235,000	1370	0	7	1941	3	5040	N	N	4423 50TH AV S
011	170490	0035	11/14/05	\$381,500	1380	0	7	1926	3	4069	N	N	5030 45TH AV S
011	415430	2680	8/30/04	\$412,000	1390	530	7	1958	4	6900	N	N	4714 S ALASKA ST
011	888140	0010	3/9/05	\$345,000	1390	830	7	1965	3	4968	N	N	4900 S HOLLY ST
011	170540	0037	1/26/04	\$305,000	1400	400	7	2003	3	3427	N	N	5014 42ND AV S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	415430	4200	6/28/05	\$499,950	1400	250	7	1927	3	4800	N	N	4509 50TH AV S
011	885778	0050	10/28/05	\$350,000	1410	1130	7	1985	3	6022	N	N	4604 S RAYMOND PL
011	885778	0050	11/5/04	\$295,000	1410	1130	7	1985	3	6022	N	N	4604 S RAYMOND PL
011	526630	0090	5/27/04	\$330,000	1420	140	7	1909	3	4480	N	N	4927 44TH AV S
011	415430	1360	4/17/03	\$227,500	1420	0	7	1957	3	5900	N	N	4415 S ANGELINE ST
011	333200	0280	7/22/03	\$310,000	1430	460	7	1907	3	5665	N	N	4623 S ORCAS ST
011	415430	1361	4/21/05	\$297,500	1440	0	7	1957	3	5040	N	N	4801 45TH AV S
011	170490	0304	8/11/05	\$308,450	1440	200	7	1905	3	5379	N	N	4401 S DAWSON ST
011	333050	0796	9/12/05	\$295,000	1450	0	7	1913	3	4635	N	N	4530 S FINDLAY ST
011	885778	0130	5/19/05	\$316,000	1450	320	7	1985	3	5500	N	N	4627 S RAYMOND PL
011	111200	0140	3/22/04	\$318,237	1460	0	7	1992	3	5000	N	N	5136 S FRONTENAC ST
011	524980	0395	8/18/05	\$365,000	1460	0	7	1907	3	7200	N	N	4809 43RD AV S
011	524980	1230	6/2/03	\$275,000	1460	490	7	1988	3	5400	N	N	4732 44TH AV S
011	524980	3195	5/14/04	\$483,200	1470	820	7	1942	3	7200	Y	N	4909 S ALASKA ST
011	170490	0585	3/25/04	\$295,000	1470	110	7	1997	4	5200	N	N	5321 46TH AV S
011	524980	1175	10/5/05	\$400,000	1480	220	7	1909	3	3220	N	N	4401 S ALASKA ST
011	333050	0625	10/23/03	\$210,000	1480	0	7	1975	3	5546	N	N	4567 S LUCILE ST
011	333200	0061	3/27/03	\$255,000	1490	500	7	1929	4	4120	N	N	4830 S ORCAS ST
011	415430	3735	3/18/04	\$450,000	1500	0	7	2000	3	3600	Y	N	4809 49TH AV S
011	811360	0480	4/26/05	\$392,000	1500	250	7	2004	3	3300	N	N	4832 S BATEMAN ST
011	811360	0485	1/23/04	\$369,000	1500	250	7	2004	3	3300	Y	N	4830 S BATEMAN ST
011	811360	0480	6/9/04	\$370,000	1500	250	7	2004	3	3300	N	N	4832 S BATEMAN ST
011	524980	1719	3/7/05	\$477,500	1500	0	7	1909	4	9360	N	N	4625 46TH AV S
011	558320	0945	4/11/03	\$268,000	1520	480	7	2002	3	2110	N	N	5027 WILSON AV S
011	983020	0115	11/12/03	\$320,000	1520	140	7	1945	4	6150	N	N	5126 S BRIGHTON ST
011	983020	0115	4/10/03	\$280,000	1520	140	7	1945	4	6150	N	N	5126 S BRIGHTON ST
011	170540	0200	12/16/03	\$369,500	1520	140	7	1912	3	4164	N	N	5028 43RD AV S
011	333250	0015	6/13/05	\$315,000	1520	1040	7	1962	3	6600	N	N	4527 S JUNEAU ST
011	811360	0520	2/20/03	\$193,300	1540	0	7	1996	3	3300	N	N	4812 S BATEMAN ST
011	314560	0130	5/19/04	\$228,000	1550	450	7	1910	3	3829	N	N	4615 S DAWSON ST
011	529720	0140	9/12/03	\$229,950	1550	0	7	1913	3	4160	N	N	5104 46TH AV S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	529720	0140	3/11/03	\$225,000	1550	0	7	1913	3	4160	N	N	5104 46TH AV S
011	524980	0275	6/23/04	\$376,000	1560	0	7	1909	3	7200	N	N	4710 42ND AV S
011	110200	0150	12/2/03	\$400,000	1560	0	7	1902	4	9600	N	N	5128 S MORGAN ST
011	524980	3240	6/19/03	\$298,900	1600	0	7	1990	4	7200	N	N	4725 50TH AV S
011	558320	0943	3/27/03	\$254,000	1600	410	7	2002	3	2677	N	N	5021 WILSON AV S
011	333050	0207	11/14/05	\$337,000	1610	0	7	1993	3	3784	N	N	4566 S LUCILE ST
011	811310	1030	4/28/03	\$255,000	1610	0	7	1941	3	6112	N	N	5982 RAINIER AV S
011	524980	0581	8/24/05	\$371,700	1610	180	7	1936	3	8400	N	N	4314 S FERDINAND ST
011	558320	0435	6/21/04	\$450,000	1620	250	7	1911	3	6500	N	N	5217 50TH AV S
011	276020	0035	5/27/04	\$313,000	1630	430	7	2004	3	3380	N	N	6517 48TH AV S
011	170290	1495	10/20/05	\$437,000	1640	0	7	1902	3	5060	N	N	3928 S HUDSON ST
011	170540	0055	5/23/03	\$320,000	1640	0	7	1907	3	6305	Y	N	5024 42ND AV S
011	983020	0310	11/20/03	\$284,300	1640	180	7	1929	3	7380	N	N	5217 S BRIGHTON ST
011	110500	0097	1/14/05	\$247,000	1650	0	7	1978	3	7129	N	N	6320 47TH AV S
011	410960	0225	7/2/04	\$529,000	1660	0	7	1916	3	5000	N	N	5151 S MEAD ST
011	415430	2400	9/9/03	\$299,950	1670	280	7	1938	3	5400	N	N	4916 46TH AV S
011	526630	0050	5/15/03	\$428,000	1680	1300	7	1992	4	4160	N	N	4323 S FERDINAND ST
011	415430	4075	12/4/03	\$430,000	1680	800	7	1919	5	7200	N	N	4616 49TH AV S
011	333150	1025	1/10/05	\$324,950	1680	0	7	1907	3	5150	N	N	4703 S FINDLAY ST
011	333250	0095	5/19/05	\$355,000	1690	110	7	2004	3	3300	N	N	4516 S KENNY ST
011	333250	0100	3/25/05	\$349,950	1690	110	7	2004	3	3300	N	N	4518 S KENNY ST
011	333250	0105	2/25/05	\$349,950	1690	110	7	2004	3	3300	N	N	4522 S KENNY ST
011	333250	0110	2/25/05	\$340,000	1690	110	7	2004	3	3300	N	N	4524 S KENNY ST
011	811310	1175	10/31/05	\$320,000	1690	140	7	1954	3	5587	N	N	4619 S JUNEAU ST
011	811310	1175	12/17/04	\$275,000	1690	140	7	1954	3	5587	N	N	4619 S JUNEAU ST
011	333150	0975	4/11/03	\$359,000	1700	360	7	1951	4	6180	N	N	4727 S FINDLAY ST
011	983020	0475	9/24/04	\$390,000	1710	490	7	1947	4	7440	N	N	5146 S WILLOW ST
011	110900	0173	9/9/04	\$339,950	1720	0	7	2004	3	2511	N	N	5122 S OHELLO ST
011	110500	0231	1/20/05	\$297,350	1720	440	7	2002	3	5004	N	N	4811 G S GRAHAM ST
011	110900	0183	12/28/04	\$339,950	1720	0	7	2004	3	3757	N	N	5114 S OHELLO ST
011	170290	1290	10/23/03	\$263,000	1720	0	7	1966	3	3300	N	N	3938 S FERDINAND ST

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	110500	0231	1/28/03	\$273,000	1720	440	7	2002	3	5004	N	N	4811 G S GRAHAM ST
011	110500	0229	1/27/03	\$261,000	1720	440	7	2002	3	5260	N	N	4811 F S GRAHAM ST
011	564960	0009	4/28/03	\$259,950	1720	0	7	1951	3	7072	N	N	3937 S HUDSON ST
011	524980	1635	11/15/05	\$440,000	1740	0	7	1907	3	7200	N	N	4733 46TH AV S
011	170290	1305	8/13/03	\$319,000	1780	0	7	1915	3	4950	N	N	3948 S FERDINAND ST
011	170490	0305	4/3/04	\$320,000	1800	590	7	2003	3	5038	N	N	4405 S DAWSON ST
011	333150	0540	1/24/05	\$328,300	1800	0	7	1916	3	6180	N	N	5518 46TH AV S
011	110900	0330	5/4/05	\$432,000	1820	850	7	2004	3	3405	N	N	5127 S MYRTLE ST
011	333150	0135	6/30/04	\$260,000	1825	0	7	1999	3	3090	N	N	4816 S LUCILE ST
011	110900	0309	12/20/05	\$334,500	1830	0	7	1979	3	3405	N	N	5109 S MYRTLE ST
011	524980	1370	7/1/05	\$498,500	1830	150	7	2005	3	8100	N	N	4416 S HUDSON ST
011	415430	2735	3/21/03	\$362,000	1840	0	7	1925	4	4361	N	N	4603 48TH AV S
011	811360	0200	3/29/04	\$414,000	1870	340	7	1909	4	6000	Y	N	4851 S RAYMOND ST
011	415430	0405	10/14/03	\$509,000	1890	0	7	1993	3	7200	N	N	4802 42ND AV S
011	885778	0210	10/22/03	\$233,000	1890	0	7	1985	3	5902	N	N	6020 47TH AV S
011	110900	0395	12/15/03	\$380,000	1890	0	7	1911	4	7900	N	N	7125 SEWARD PARK AV S
011	415430	2560	12/29/04	\$420,000	1890	0	7	1949	3	7200	Y	N	4703 48TH AV S
011	333150	0991	2/9/04	\$290,000	1920	0	7	2003	3	2575	N	N	4719 S FINDLAY ST
011	411210	0065	12/20/05	\$380,000	1920	0	7	1914	3	5000	N	N	5133 S FINDLAY ST
011	885778	0190	10/27/04	\$261,950	1940	0	7	1986	3	6547	N	N	6006 47TH AV S
011	373180	0015	3/17/04	\$300,000	1990	0	7	1915	3	4094	N	N	5111 S BRANDON ST
011	558320	0145	5/28/04	\$395,000	2000	120	7	1915	2	4500	N	N	5306 50TH AV S
011	176660	0010	4/11/03	\$245,000	2010	0	7	1951	3	5566	N	N	4835 S JUNEAU ST
011	170490	0530	8/20/03	\$319,950	2020	0	7	2002	3	2744	N	N	4508 S BRANDON ST
011	170490	0510	8/13/03	\$308,500	2020	0	7	2002	3	2625	N	N	4506 S BRANDON ST
011	795030	3530	10/12/05	\$350,000	2060	0	7	1968	3	3060	N	N	4432 38TH AV S
011	110200	0356	8/18/05	\$533,500	2090	0	7	1958	3	7350	Y	N	5233 S MORGAN ST
011	415430	0370	7/12/05	\$490,000	2140	0	7	1905	3	6360	N	N	4621 43RD AV S
011	795030	3975	1/7/04	\$333,000	2140	300	7	1916	4	6120	N	N	4526 38TH AV S
011	811310	1314	5/3/04	\$249,950	2210	0	7	2000	3	5365	N	N	6015 47TH AV S
011	110200	0194	6/29/04	\$563,500	2240	0	7	1913	3	8322	N	N	5157 S GRAHAM ST

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	333150	0990	2/24/04	\$340,000	2320	0	7	2003	3	4635	N	N	4721 S FINDLAY ST
011	983020	0170	7/21/03	\$449,000	2380	0	7	1941	4	7440	Y	N	5215 S HOLLY ST
011	170290	0200	6/30/05	\$550,000	2420	500	7	1900	3	4180	Y	N	3929 S AMERICUS ST
011	333150	1015	4/5/05	\$400,000	2420	0	7	2004	3	5155	N	N	4707 S FINDLAY ST
011	110200	0119	7/20/05	\$609,950	2720	960	7	1963	4	7680	N	N	6523 52ND AV S
011	170490	0195	9/2/05	\$451,000	1210	500	8	1931	3	4354	N	N	5031 44TH AV S
011	811310	1177	5/5/04	\$324,000	1250	800	8	2002	3	5528	N	N	5909 47TH AV S
011	811310	1308	4/5/05	\$375,000	1260	640	8	1997	3	8160	Y	N	6015 48TH AV S
011	529720	0142	6/29/04	\$349,950	1310	440	8	2004	3	3120	N	N	5100 46TH AV S
011	524980	1640	8/24/05	\$513,000	1310	820	8	2005	4	7200	N	N	4725 46TH AV S
011	983020	0255	2/11/04	\$388,000	1310	190	8	1933	3	4920	Y	N	5226 S BRIGHTON ST
011	661750	0065	8/24/04	\$290,000	1340	750	8	1957	3	6057	N	N	4817 S MEAD ST
011	110200	0120	2/2/05	\$399,950	1380	910	8	2004	3	9600	N	N	6332 51ST AV S
011	110200	0237	3/10/03	\$460,000	1420	1000	8	1999	3	11201	Y	N	5241 S GRAHAM ST
011	661750	0070	3/12/04	\$371,950	1440	830	8	1958	3	6098	N	N	4811 S MEAD ST
011	110200	0301	3/15/04	\$565,000	1470	1090	8	1958	3	8100	Y	N	6345 WILSON AV S
011	415430	2655	9/30/04	\$310,000	1480	300	8	1988	3	3758	N	N	4701 S SNOQUALMIE ST
011	415430	2635	6/27/05	\$450,000	1490	220	8	1988	3	3590	N	N	4711 S SNOQUALMIE ST
011	415430	2640	6/15/04	\$325,000	1490	220	8	1988	3	3590	N	N	4614 47TH AV S
011	392990	0058	4/15/04	\$435,000	1500	410	8	2004	3	4045	N	N	3831 S ALASKA ST
011	392990	0059	4/21/04	\$425,000	1500	410	8	2004	3	4045	N	N	3827 S ALASKA ST
011	415430	2647	9/9/04	\$386,500	1500	750	8	1988	3	3600	Y	N	4610 47TH AV S
011	415430	2647	8/19/03	\$345,000	1500	750	8	1988	3	3600	Y	N	4610 47TH AV S
011	392990	0062	9/27/04	\$395,000	1510	360	8	2004	3	7668	N	N	3823 S ALASKA ST
011	333050	0995	11/16/04	\$299,950	1530	0	8	2004	3	2373	N	N	4514 S ORCAS ST
011	811310	1580	7/30/03	\$299,900	1560	770	8	2000	3	7296	Y	N	6228 48TH AV S
011	524980	0436	6/25/04	\$438,500	1588	0	8	2001	3	3600	N	N	4932 42ND AV S
011	415430	2225	8/20/03	\$418,000	1630	0	8	2003	3	4321	N	N	4810 46TH AV S
011	110200	0155	11/24/03	\$335,000	1650	600	8	1983	3	10770	N	N	5144 S MORGAN ST
011	415430	2570	6/28/04	\$550,000	1720	240	8	1928	3	7200	Y	N	4709 48TH AV S
011	795030	3197	6/16/04	\$305,000	1740	0	8	2003	3	3029	N	N	4011 S GENESEE ST

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	415430	2345	8/24/04	\$450,000	1830	1530	8	1967	3	5400	Y	N	4831 47TH AV S
011	110200	0068	3/19/04	\$365,600	1870	500	8	1951	3	12874	N	N	5160 S HOLLY ST
011	111200	0007	11/16/04	\$378,000	1870	940	8	1969	3	8000	N	N	6909 52ND AV S
011	170490	0200	3/10/03	\$530,000	1950	0	8	1900	4	19643	N	N	5035 43RD AV S
011	110200	0045	3/15/05	\$508,300	2050	1010	8	1977	3	12240	N	N	5134 S HOLLY ST
011	373180	0080	10/8/04	\$579,950	2130	860	8	2004	3	4098	N	N	5114 S LUCILE ST
011	373180	0085	10/26/04	\$579,950	2130	860	8	2004	3	4094	N	N	5110 S LUCILE ST
011	333150	1005	12/13/04	\$460,000	2170	870	8	2004	3	5150	N	N	4715 S FINDLAY ST
011	661750	0020	1/13/04	\$379,000	2190	0	8	1962	3	9001	N	N	4838 S MEAD ST
011	558320	0001	7/20/05	\$515,000	2350	0	8	2002	3	3200	N	N	5319 51ST AV S
011	262404	9207	2/24/05	\$765,000	2460	0	8	1910	3	14880	Y	N	7023 SEWARD PARK AV S
011	524980	1275	4/4/03	\$444,500	2480	490	8	2002	3	5040	N	N	4715 45TH AV S
011	811310	0974	8/29/05	\$430,000	2730	0	8	1914	3	7192	N	N	6201 46TH AV S
011	170290	0395	2/23/05	\$391,000	3750	0	8	1967	2	5200	N	N	4801 42ND AV S
011	110200	0250	1/21/05	\$675,950	4690	940	8	1984	3	9204	Y	N	6330 52ND AV S
011	415430	3345	7/25/05	\$625,000	1450	560	9	1928	3	5400	Y	N	4418 48TH AV S
011	170290	0005	11/13/03	\$500,000	1760	330	9	2003	3	7200	Y	N	3900 S AMERICUS ST
011	170290	0012	4/21/03	\$485,000	1820	350	9	2003	3	6496	Y	N	3905 S ALASKA ST
011	524980	2263	10/1/03	\$549,000	1876	746	9	2001	3	5693	Y	N	4433 47TH AV S
011	524980	2265	10/28/03	\$570,000	1900	740	9	2003	3	5693	Y	N	4431 47TH AV S
011	415430	2975	9/2/04	\$557,500	2000	520	9	1997	3	7200	Y	N	4401 48TH AV S
011	415430	3895	3/10/03	\$494,000	2100	0	9	1971	3	7200	Y	N	4927 49TH AV S
011	415430	3000	7/9/03	\$428,000	2140	0	9	1996	3	4800	Y	N	4423 48TH AV S
011	524980	2470	3/11/03	\$504,000	2430	0	9	2002	3	7200	N	N	4709 S FERDINAND ST
011	415430	3685	4/6/04	\$630,500	2480	0	9	2003	3	5603	Y	N	4818 48TH AV S
011	110200	0243	4/8/04	\$885,000	3060	470	9	2004	3	7650	Y	N	6323 BLAIR TER S
011	110200	0244	7/2/04	\$842,000	3060	470	9	2004	3	7709	Y	N	6329 BLAIR TER S
011	110200	0241	9/24/04	\$1,056,761	2860	1040	10	2004	3	7206	Y	N	5253 S GRAHAM ST
011	110200	0242	1/13/05	\$940,000	3060	970	10	2004	3	7206	Y	N	6309 BLAIR TER S
011	110200	0240	7/1/04	\$996,983	3060	1070	10	2004	3	7207	Y	N	6315 BLAIR TER S
011	110200	0527	2/10/05	\$1,080,000	4410	0	11	2001	3	9231	Y	N	5408 S HOLLY ST

Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	066900	0120	6/24/03	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	102404	9014	11/23/05	\$1,350,000	DIAGNOSTIC OUTLIER
002	125020	2430	7/25/03	\$567,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	125020	3800	1/28/05	\$680,000	EST PROP ASSESSED DIFF THAN PROP SOLD
002	125020	3940	3/17/04	\$575,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	125020	4835	3/30/04	\$1,210,000	SEGREGATION AND OR MERGER
002	125020	4883	7/1/04	\$490,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	152404	9008	5/23/05	\$1,280,000	DIAGNOSTIC OUTLIER
002	169590	0165	11/8/04	\$436,500	QUESTIONABLE PER SALES IDENTIFICATION
002	208770	0011	6/1/04	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	208770	0105	9/28/04	\$560,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	415430	0050	5/25/04	\$429,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	415430	0190	7/27/05	\$363,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	415430	3070	11/24/03	\$261,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	524980	0160	5/30/03	\$198,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	524980	2068	3/23/05	\$865,000	Obsol
002	524980	2068	2/10/03	\$302,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	524980	2145	2/7/05	\$285,000	%Compl
002	524980	2700	5/21/03	\$134,222	DORRatio
002	524980	2725	1/6/04	\$163,750	PARTIAL INTEREST (103, 102, Etc.) DORRatio
002	524980	3340	6/23/05	\$665,000	EST PROP ASSESSED DIFF THAN PROP SOLD
002	524980	3395	12/9/04	\$200,000	Obsol DORRatio
002	570000	0620	12/1/03	\$675,000	PARTIAL INTEREST (103, 102, Etc.)
002	570000	0630	1/24/03	\$565,000	SALE TO SERVICE
002	570000	0675	6/1/04	\$205,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	570000	0740	12/2/05	\$235,000	DORRatio
002	570000	0760	11/5/04	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	0825	9/1/05	\$615,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570000	1055	5/18/04	\$485,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	1715	12/14/05	\$1,350,000	DIAGNOSTIC OUTLIER
002	570000	1780	2/18/05	\$760,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570000	2540	4/10/03	\$450,000	DORRatio
002	570000	3350	8/8/03	\$680,000	UnFinArea
002	570000	3530	2/8/05	\$1,736,000	HISTORIC PROPERTY
002	570000	3575	6/16/04	\$1,320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570000	3585	7/20/05	\$1,600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570000	3595	4/19/05	\$2,400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	3700	5/12/05	\$2,265,000	DIAGNOSTIC OUTLIER
002	570000	4105	4/8/04	\$745,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	4410	7/22/03	\$1,500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	4505	4/1/04	\$600,000	PrevImp<=25K
002	570050	0155	3/15/04	\$1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570050	0185	9/1/05	\$1,500,000	DIAGNOSTIC OUTLIER
002	673870	0180	3/23/05	\$924,800	DIAGNOSTIC OUTLIER
002	690970	0110	9/6/05	\$720,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	690970	0160	5/19/04	\$180,000	DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	795030	0045	5/17/04	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	795030	0111	10/29/04	\$55,957	QUIT CLAIM DEED DORRatio
002	795030	0280	8/6/03	\$279,400	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	795030	2650	8/2/05	\$109,221	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	795030	2660	4/14/05	\$411,000	RELOCATION - SALE BY SERVICE
002	795030	2660	4/14/05	\$411,000	RELOCATION - SALE TO SERVICE
002	795030	2675	9/16/04	\$107,442	QUIT CLAIM DEED DORRatio
002	795030	2790	1/8/04	\$79,672	DORRatio
002	795030	2850	7/23/03	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	812110	0815	5/20/03	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	812110	0975	1/26/05	\$379,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	812110	1030	4/9/04	\$154,272	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	812110	1060	2/15/05	\$636,237	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	812110	1140	1/3/05	\$950,000	UnFinArea
006	069100	0015	3/18/04	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
006	069100	0045	2/2/05	\$171,137	PARTIAL INTEREST (103, 102, Etc.)
006	110200	0620	12/9/05	\$795,000	LACK OF REPRESENTATION
006	110200	0751	1/16/04	\$655,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	110200	0830	7/18/03	\$185,700	DORRatio
006	110200	0860	7/15/05	\$1,675,000	LACK OF REPRESENTATION
006	110200	0860	7/19/04	\$1,450,000	LACK OF REPRESENTATION
006	110200	1040	3/30/04	\$142,500	DORRatio
006	110200	1174	2/12/03	\$143,300	QUIT CLAIM DEED DORRatio
006	110200	1193	4/26/04	\$444,000	Obsol
006	123100	0035	8/1/03	\$22,185	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
006	123100	0265	4/13/03	\$81,000	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
006	123100	0310	7/8/05	\$605,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	123100	0370	3/11/04	\$9,500	QC DEED; EXEMPT FROM EXCISE TAX
006	123100	0415	8/5/05	\$600,000	DIAGNOSTIC OUTLIER
006	123100	0924	2/4/04	\$260,000	EST PROP ASSESSED DIFF THAN PROP SOLD
006	123100	0924	10/7/03	\$155,000	IMP CHARACTERISTICS CHANGED SINCE SALE
006	123100	1115	7/21/03	\$96,596	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
006	123100	1125	10/27/04	\$120,299	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
006	262404	9033	4/28/03	\$4,250,000	DIAGNOSTIC OUTLIER
006	262404	9114	12/16/04	\$1,495,000	DIAGNOSTIC OUTLIER
006	262404	9173	6/28/04	\$1,400,000	DIAGNOSTIC OUTLIER
006	262404	9195	2/5/03	\$340,500	BANKRUPTCY - RECEIVER OR TRUSTEE
006	333600	0665	3/15/04	\$162,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	333600	1715	4/14/05	\$282,200	EST PROP ASSESSED DIFF THAN PROP SOLD
006	333600	1795	5/15/03	\$179,000	GOVERNMENT AGENCY
006	333600	1795	12/29/04	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	333600	2145	6/8/04	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	352404	9008	7/26/05	\$232,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	352404	9138	4/26/05	\$1,000,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	372380	0175	3/4/05	\$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	372380	0252	1/31/03	\$206,000	QUIT CLAIM DEED DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	372380	0314	12/21/05	\$2,800,000	ImpCount
006	372380	0315	8/7/03	\$268,200	DORRatio
006	372380	0387	10/4/04	\$439,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	415430	4645	3/24/04	\$283,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	415430	4655	5/27/03	\$481,350	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	415430	5030	3/12/03	\$140,000	DORRatio
006	415430	5145	8/4/03	\$580,000	RELOCATION - SALE BY SERVICE
006	415430	5145	8/4/03	\$580,000	RELOCATION - SALE TO SERVICE
006	415430	5495	9/11/03	\$149,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
006	415430	5520	5/28/03	\$602,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	415430	5535	3/12/04	\$648,000	PROP ASSESSED DIFF THAN PROP SOLD
006	415430	5535	12/11/03	\$500,000	PROP ASSESSED DIFF THAN PROP SOLD
006	524980	3780	6/17/04	\$205,000	DORRatio
006	524980	3785	11/9/04	\$450,000	EST PROP ASSESSED DIFF THAN PROP SOLD
006	524980	3785	2/23/04	\$261,500	REMODEL AFTER SALE
006	524980	4077	12/17/03	\$715,000	DIAGNOSTIC OUTLIER
006	524980	4175	7/27/04	\$450,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	524980	4265	2/12/04	\$575,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	524980	4610	8/9/04	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	524980	4655	9/23/03	\$293,000	DIAGNOSTIC OUTLIER
006	524980	4690	1/13/04	\$360,000	QUESTIONABLE PER SALES IDENTIFICATION
006	524980	4710	10/21/03	\$72,956	DORRatio
006	524980	4740	2/25/04	\$280,000	PrevImp<=25K
006	524980	4800	5/15/03	\$465,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	524980	4915	2/10/04	\$372,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	524980	4960	6/26/03	\$82,576	DORRatio
006	524980	5105	10/26/04	\$289,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	558320	0905	7/20/05	\$150,000	DORRatio
006	661650	0040	7/1/05	\$565,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	689630	0040	6/24/05	\$1,181,000	ImpCount
006	689630	0070	5/2/05	\$425,000	%Compl
006	689630	0070	3/7/05	\$360,000	%Compl
006	689630	0070	5/9/03	\$357,000	RELOCATION - SALE BY SERVICE %Compl
006	689630	0070	5/9/03	\$357,000	RELOCATION - SALE TO SERVICE %Compl
006	689630	0230	10/7/03	\$84,653	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
006	689630	0255	12/10/04	\$1,300,000	ImpCount
006	883540	0070	12/4/03	\$1,800,000	LACK OF REPRESENTATION
006	883540	0265	1/21/03	\$274,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
006	883540	0435	8/17/05	\$725,000	RELOCATION - SALE BY SERVICE
006	883540	0435	8/9/05	\$725,000	RELOCATION - SALE TO SERVICE
006	883540	1050	2/5/03	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	883590	0045	10/21/04	\$350,000	PrevImp<=25K
006	883590	0153	6/28/04	\$495,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	883640	0040	2/7/03	\$150,685	PARTIAL INTEREST (103, 102, Etc.)
006	895290	0006	5/4/03	\$190,000	%Compl PrevImp<=25K
006	895290	0140	6/25/03	\$412,000	BUILDER OR DEVELOPER SALES DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	895290	0165	12/3/04	\$1,390,000	DIAGNOSTIC OUTLIER
006	895290	0190	10/26/05	\$361,000	UnFinArea
006	941240	0189	7/25/05	\$1,250,000	LACK OF REPRESENTATION]
006	941240	0220	8/17/04	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
011	110200	0120	7/29/03	\$225,000	DORRatio
011	110200	0250	10/25/05	\$772,500	EST PROP ASSESSED DIFF THAN PROP SOLD
011	110200	0369	4/25/03	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	110500	0245	3/15/04	\$294,400	SALE TO NON-PROFIT ORGANIZATION
011	110500	0245	3/8/05	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	110500	0247	12/7/05	\$166,000	PrevImp<=25K
011	110500	0247	3/14/05	\$100,000	PrevImp<=25K
011	110500	0331	10/9/03	\$240,000	DORRatio
011	110500	0340	12/18/03	\$175,000	DORRatio
011	110500	0376	8/4/04	\$205,000	OUT OF STATE SELLER
011	110500	0591	12/1/03	\$262,500	DIAGNOSTIC OUTLIER
011	110900	0150	8/15/05	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	110900	0175	2/1/05	\$221,950	DIAGNOSTIC OUTLIER
011	110900	0240	8/12/04	\$116,445	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
011	110900	0260	1/9/03	\$85,573	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	110900	0325	3/26/03	\$279,950	RELATED PARTY, FRIEND, OR NEIGHBOR
011	110900	0385	11/14/03	\$150,000	DORRatio
011	111200	0070	11/8/04	\$109,454	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
011	170290	0200	12/4/03	\$322,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	170290	1110	6/14/05	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	170290	1175	11/28/05	\$649,000	DIAGNOSTIC OUTLIER
011	170290	1175	6/23/04	\$110,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	170290	1200	6/15/05	\$225,000	QUESTIONABLE PER SALES IDENTIFICATION
011	170290	1285	7/2/03	\$207,500	TRADE
011	170290	1305	11/3/05	\$500,000	EST PROP ASSESSED DIFF THAN PROP SOLD
011	170390	0039	5/10/04	\$158,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	170390	0075	5/17/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	170390	0320	5/23/05	\$299,000	EST PROP ASSESSED DIFF THAN PROP SOLD
011	170490	0360	10/22/04	\$78,756	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
011	170490	0493	6/9/05	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	170490	0570	7/5/05	\$45,710	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	170490	0590	6/4/04	\$76,689	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	170540	0025	7/6/05	\$338,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	170540	0105	1/20/05	\$336,500	UNFIN AREA
011	170540	0515	1/6/04	\$167,500	BANKRUPTCY - RECEIVER OR TRUSTEE
011	170540	0670	12/29/04	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	262404	9157	3/15/05	\$160,000	DIAGNOSTIC OUTLIER
011	262404	9157	10/20/05	\$339,990	EST PROP ASSESSED DIFF THAN PROP SOLD
011	262404	9170	1/20/03	\$292,350	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	262404	9189	10/16/03	\$248,000	SEG AFTER SALE
011	276020	0035	3/26/03	\$46,000	DORRatio
011	314560	0005	5/5/03	\$236,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	333050	0076	4/15/04	\$367,000	EST PROP ASSESSED DIFF THAN PROP SOLD
011	333050	0825	8/5/05	\$224,950	BANKRUPTCY - RECEIVER OR TRUSTEE
011	333050	0995	6/27/03	\$64,000	BUILDER OR DEVELOPER SALES DORRatio
011	333050	1000	5/12/05	\$160,000	DIAGNOSTIC OUTLIER
011	333050	1545	3/11/05	\$172,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	333150	0235	9/28/05	\$175,000	IMP COUNT
011	333150	0301	7/22/04	\$46,911	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	333150	0615	4/24/03	\$226,550	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	333150	1005	8/20/03	\$154,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	333150	1025	8/18/04	\$180,000	DORRatio
011	333200	0135	10/28/04	\$32,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
011	333200	0370	8/27/04	\$71,343	DORRatio
011	333350	0030	6/22/05	\$223,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	333350	0100	3/17/04	\$100,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
011	333500	0025	8/24/04	\$100,000	DORRatio
011	373180	0085	9/25/03	\$295,000	DORRatio
011	410960	0306	8/29/05	\$62,409	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	411210	0065	11/13/03	\$90,166	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
011	415430	0575	11/19/03	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	415430	2275	10/7/04	\$178,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	415430	2935	7/27/05	\$289,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	415430	2961	3/19/04	\$451,000	EST PROP ASSESSED DIFF THAN PROP SOLD
011	415430	2961	8/26/03	\$224,000	EST SP LOW BASED ON OTHER SALES IN AREA
011	415430	3426	12/7/05	\$372,393	QUIT CLAIM DEED
011	415430	3680	3/20/03	\$312,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	415430	3995	5/27/05	\$250,000	%Compl
011	524980	0290	9/2/03	\$565,000	DIAGNOSTIC OUTLIER
011	524980	0305	8/8/05	\$312,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	524980	0474	10/1/03	\$30,557	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	524980	1370	3/18/05	\$150,000	QC DEED; IMP. CHAR CHANGED SINCE SALE
011	524980	1640	12/1/04	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	524980	2245	7/11/05	\$128,579	QUIT CLAIM DEED DORRatio
011	524980	2510	7/25/03	\$284,480	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	524980	3005	8/29/03	\$108,745	PARTIAL INTEREST (103, 102, Etc.) DORRatio
011	524980	3020	2/5/04	\$74,586	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
011	529720	0049	3/9/04	\$91,633	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	529720	0142	5/27/03	\$47,500	DORRatio
011	558320	0145	5/28/04	\$52,478	QUIT CLAIM DEED DORRatio
011	558320	0155	4/14/03	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	558320	0240	8/24/05	\$273,200	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	558320	0546	10/28/05	\$650,000	DIAGNOSTIC OUTLIER
011	558320	0546	6/20/03	\$268,000	PERMIT AFTER SALE
011	558320	0720	9/15/05	\$117,814	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
011	564960	0110	5/17/05	\$306,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	661750	0065	2/22/05	\$382,000	EST PROP ASSESSED DIFF THAN PROP SOLD
011	786600	0115	1/9/04	\$81,074	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	795030	3195	5/16/03	\$212,500	DIAGNOSTIC OUTLIER
011	795030	3215	2/6/04	\$31,214	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	795030	3250	7/3/03	\$105,000	DORRatio
011	795030	3325	1/27/05	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	795030	3405	9/29/03	\$125,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	795030	3410	3/22/04	\$43,474	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
011	795030	3500	7/12/04	\$249,000	EST PROP ASSESSED DIFF THAN PROP SOLD
011	795030	3920	3/12/03	\$121,669	DIAGNOSTIC OUTLIER
011	795030	3920	5/21/03	\$199,000	SEG AFTER SALE
011	795030	3975	2/17/03	\$103,000	DORRatio
011	795030	4110	7/18/05	\$252,200	%Compl
011	795030	4205	5/9/03	\$120,000	DORRatio
011	811310	0930	4/7/04	\$149,400	BARGAIN AND SALES DEED
011	811310	0974	3/22/05	\$330,000	DIAGNOSTIC OUTLIER
011	811310	1175	9/29/04	\$320,000	OUT OF STATE BUYER
011	811310	1230	8/6/03	\$185,000	DIAGNOSTIC OUTLIER
011	811310	1328	6/21/04	\$180,000	DIAGNOSTIC OUTLIER
011	811310	1385	5/15/03	\$184,000	DIAGNOSTIC OUTLIER
011	811310	1441	6/26/03	\$175,000	DIAGNOSTIC OUTLIER
011	811310	1441	9/24/04	\$396,000	EST PROP ASSESSED DIFF THAN PROP SOLD
011	811360	0030	12/12/03	\$205,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	811360	0090	1/20/03	\$169,900	DORRatio
011	811360	0150	7/26/03	\$54,600	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
011	811360	0256	2/10/03	\$15,431	RELATED PARTY, FRIEND, OR NEIGHBOR
011	885778	0320	8/8/05	\$317,500	BANKRUPTCY - RECEIVER OR TRUSTEE
011	888140	0060	11/14/05	\$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	983020	0295	2/6/03	\$226,500	RELATED PARTY, FRIEND, OR NEIGHBOR
011	983020	0310	11/20/03	\$78,500	DORRatio
011	983020	0355	5/14/04	\$415,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	983020	0495	1/30/03	\$66,849	DORRatio

Vacant Sales Used in this Annual Update Analysis
Area 81

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
6	352404	9189	10/6/2005	186000	5000	Y	N
11	170390	0046	9/1/2005	135000	3120	Y	N
11	262404	9226	8/19/2005	135000	6504	Y	N
11	524980	2355	3/9/2004	85950	7200	Y	N
11	888140	0020	12/27/2005	130000	5320	Y	N

Vacant Sales Removed from this Annual Update Analysis
Area 81

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	372380	0367	1/9/2004	585000	.50 acre-zoning R7200-est parcel will be split-not typical sale
6	883540	0140	3/23/2005	270000	Per e-slip, land with prev used building - seg'd after sale
11	023560	0100	11/20/2003	364950	DOR ratio
11	110200	0263	10/1/2004	4000	DOR ratio
11	170290	0020	8/8/2005	320000	11,700 sf -coded for topo/ fair sound view & as estate sale
11	276020	0080	1/18/2005	65000	Real prop-old gar on site-permit to tear down-not typical sale
11	333150	1015	5/14/2004	160000	DOR ratio



King County
Department of Assessments
King County Administration Bldg.
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Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr